

DILAPIDATIONS SERVICES

Dilapidations are contested by landlords and tenants and refer to the tenants alleged breaches of the repair, redecoration or reinstatement obligations contained in a lease.

Dilapidations are a legal process and the allegation of the breach of lease is the first step in the process, usually made under a landlords 'Schedule of Dilapidations'.

There are three types of landlords 'Schedule of Dilapidations': Interim, Terminal and Final. An Interim Schedule relates to breaches during the lease term. A Terminal Schedule relates to breaches towards the end of a term. A Final Schedule is served after the lease term has expired.

Whybrow Chartered Surveyors are very experienced in acting for both landlord and tenant on dilapidations matters for all types and sizes of

LANDLORDS

We will prepare accurate 'Schedules of Dilapidations' which will stand legal scrutiny and be negotiated and enforced. We can also prepare and issue a landlords interim 'Notice to Repair' on a tenant.

TENANTS

We will defend dilapidations claims vigorously by considering if the scope of the dilapidations schedule is accurate, if the standard of repair is justified, if there is any statutory reliefs available to the tenant, and how and when any repairs should be carried out.

SCHEDULE OF CONDITION

A Schedule of Condition is a formal record of the condition of a building and can be attached to a lease to limit a tenants dilapidations liability, and in turn costs, at lease expiry. We at Whybrow Chartered Surveyors are qualified and experienced to produce a Schedule of Condition.

TRACK RECORD

Whybrow Chartered Surveyors were recently instructed to represent a local property investment company, landlords of a building in Ipswich, on a dilapidations claim.



We reviewed the legal documentation, carried out the inspection and produced a Terminal Schedule of Dilapidations. Following this we negotiated a claim in the region of £120,000.00.

CONTACT

We would be delighted to discuss any potential dilapidations matters you may have. Please find below contact details of our surveyor:

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