

---

# Case Study

## BUILDING SURVEYING DISCIPLINE:

Dilapidations

## PROJECT:

Industrial Premises, Eccles, Manchester

## CLIENT INSTRUCTION:

Inspect, assess and negotiate on a schedule of dilapidations to an industrial unit.

## PROPERTY DESCRIPTION:

The property comprised a 25,000 sq. ft. standard terraced industrial unit estimated to have been constructed in the 1980's with a two storey brick built office block to the front right corner of the unit and perimeter car parking.

## OUR ROLE:

We were initially instructed by the out-going tenant to assess a schedule of dilapidations claim prepared by the Landlord to assess its legitimacy and to make recommendations as to the tactical way forward.

We were subsequently appointed to negotiate on a claim of £1.3M in respect of disrepair and other breaches of covenants.

Through negotiation, knowledge of case law and the law of dilapidations, we were able to reduce the claim to £180,000.



## KEY POINTS:

- Undertake dilapidation assessment survey.
- Negotiate with the Landlord's Surveyor.
- Settle the claim at a realistic level to accurately reflect the tenant's breaches of covenant.

## OBJECTIVES MET:

- Our assessment indicated an over-inflated schedule had been prepared by the Landlord.
- We recommended to the Client, tactics for reducing the claim.
- Our successful tactics resulted in a saving to the tenant of £1.1M.