



Dilapidations Settlement on behalf of Tenant

Scheme: Industrial Unit (20,000 sq ft)
Client: Covers & Linings Ltd
Project Title: Portswood House, Brazier Trading Estate, Southampton
Value: Approx £150,000 claim value



Client Benefits

- AJH has a strong background in dilapidations and regularly act on behalf of landlords and tenants. Acting in either capacity, AJH have an expert knowledge of the different strategies to fight and defend any dilapidations claim.
- AJH are highly skilled and are familiar with the latest dilapidations protocol and legislation. We are able to give expert advice on all aspects of the highly technical discipline of dilapidations.
- Dilapidations are a very specialized area of surveying and it is essential that both landlords and tenants are represented by an experienced surveyor. AJH has a track record of achieving excellent settlements for clients where the individual organizations do not have sufficient knowledge and would not have achieved the same positive level of settlement acting for themselves.



Description

- AJH were instructed to defend a claim of circa £150,000 on behalf of a tenant.
- AJH quickly established that much of the claim was not valid under the lease terms and was able to immediately reduce the claim to circa £ 50,000
- The final agreed settlement was circa £27,000 which constituted a saving in the region of 82% or some £122,000 from the original schedule.
- The savings were achieved through detailed technical understanding of the lease and law of dilapidations as well as reasoned technical argument.

