



Dilapidations Negotiations on behalf of Landlord

Scheme: Office suite (1500 sq ft) within period building
Client: Small Pension Fund
Project Title: Regent Street, Bristol
Value: Approx £20,000 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 prepare a schedule of dilapidations on a tenant near to the end of the lease term.
- The final agreed settlement was circa £18,000 which constituted a good result for the client at a level of approx. £12 per sq ft. The client was also able to recover professional fees through the dilapidations settlement.
- The final settlement was achieved through detailed technical understanding of the lease and law of dilapidations as well as reasoned technical argument.

