BA Commercial is an independent property consultancy operating across Cheshire and North Wales. Providing advice for over 50 years, we are the region's longest established firm of chartered surveyors.
BA Commercial are commercially focussed on completing transactions for clients both large and small.

The firm has been established for over 50 years and is independently owned by its directors who are RICS registered chartered surveyors with unrivalled expertise in each of the main property sectors.
Agency

Fraser Crewe MRICS
Director & RICS Registered Valuer
T 01244 357064  M 07771 912456
fraser.crewe@bacommercial.com

Justin Rice-Jones FRICS
Consultant
T 01244 357060  M 07768 607272
justin.rice-jones@bacommercial.com

Gareth Williams FRICS
Consultant
T 01745 330077  M 07771 638938
gareth.williams@bacommercial.com

Howard Cole BA (Hons)
Graduate Surveyor
T 01244 357069  M 07387 647578
howard.cole@bacommercial.com

Robbie Clarke BSc (Hons)
Graduate Surveyor
T 01244 357069  M 07741 320910
robbie.clarke@bacommercial.com

Management & professional

Ruth Fearnall MRICS
Director
T 01244 357072  M 07876 562373
ruth.fearnall@bacommercial.com

Harriet Shakeshaft BSc
Commercial Property Graduate
T 01244 357078  M 07469 350952
harriet.shakeshaft@bacommercial.com

Administration

Sue Plumridge  T 01244 357079
susan.plumridge@bacommercial.com

Janette Jones  T 01244 357068
janette.jones@bacommercial.com

Building consultancy

Michael McDonald FRICS
Consultant & RICS Registered Valuer
T 01244 357077  M 07721 423642
michael.mcdonald@bacommercial.com

Christopher Armstrong FRICS
Consultant & RICS Registered Valuer
T 01745 330077  M 07880 733522
chris.armstrong@bacommercial.com

Rachel Hart  T 01244 357061
rachel.hart@bacommercial.com

Vanessa Wilson  T 01244 357066
vanessa.wilson@bacommercial.com

Mary Jones  T 01244 357070
mary.jones@bacommercial.com

Denise Roberts  T 01244 357067
denise.roberts@bacommercial.com
BA Commercial is an independent commercial property consultancy operating across Cheshire and North Wales. Providing advice for over 50 years, we are the region’s longest established firm of chartered surveyors.

Retail

Our expertise in retail agency is renowned, we have an expert knowledge on this continually evolving market, from single units to shopping centres and retail parks and can provide specialist advice in both city/town centre and edge of town locations.

Our database is substantial from property owners to outstanding retail requirements to enable the potential of each instruction to be maximised.

Industrial

We are a leading agent in the industrial sector covering individual buildings and whole estates which offer production, storage and warehousing premises.

The significance of the A55 Expressway cannot be underestimated and we act on single units and schemes from Cheshire to North Wales having particular strength in maximising letting and sale opportunities on industrial estates across the region.

Investment

Clients range from Local Authorities to property companies and individuals who value our advice and we have assisted in acquiring and selling a full range of opportunities from single buildings to large portfolios across all sectors.

New Pension Regulations have opened up commercial property investments to a wider market via SIPP and SASS arrangements and specialist agency advice should always be obtained.

Office

The market in this sector has seen considerable change in recent years becoming more refined throughout Cheshire and North Wales.

Changes in occupier requirements and technology influence the market significantly and our informed approach can assist landlords and tenants alike.

Development & Land

Based on our knowledge in the region we provide advice to land owners and developers on potential schemes/projects.

We review local planning policies and current legislation with a view to always maximising the value of commercial land holdings.
The following types of work are undertaken by RICS Registered Valuers:

- Loan Security (banks & lending institutions)
- Taxation (inheritance & capital gains)
- Accounts
- Pension Funds
- Insurance Reinstatement
- Transfer (between individual/company)
- Probate
- Due Diligence
- Court evidence/litigation disputes
- Development appraisals

We have long-established relationships with the region's main banks and act as panel valuers for a significant number. We strive to work in a proactive manner to provide informed and added value advice through our attention to detail.

Our fee basis is fair and cost effective and matters are dealt with in a timely manner.
Rent Reviews, Lease Renewals & Business Rates

We offer professional and strategic advice on rent reviews and lease renewals and represent both landlords and tenants.

We examine in forensic detail recent transactions and use this information to the advantage of our clients when conducting negotiations on their behalf. In the unlikely event that the parties cannot agree a settlement we provide reports for arbitration and court disputes.

The implementation of reviews and renewals has often been overlooked in recent years however we strongly recommend seeking up to date professional advice.

With an imminent rating revaluation this significant area of occupier outgoings should be considered and monitored on an ongoing basis. We can advise in respect of the main sectors to make appeals and, in many cases, can achieve significant reductions.

- Loan Security (banks & lending institutions)
- Accounts
- Insurance reinstatement
- Probate
- Court evidence & litigation disputes
- Transfer (between individual/company)
- Probate
- Due Diligence
- Court evidence/litigation disputes
- Development appraisals

Contact

Ruth Fearnall MRICS
Director
T 01244 357072  M 07876 562373
ruth.fearnall@bacommercial.com

Gareth Williams FRICS
Consultant
T 01745 330077  M 07771 638938
gareth.williams@bacommercial.com
Our objectives are to maximise asset value through a structured and pro-active approach across all property sectors and have been doing so for many years.

The department works closely with agency colleagues to obtain added value to specific individual properties and portfolios.

Our range of management services can be bespoke and tailored to clients’ needs, but generally covers the following:

- Rent and service charge collection/administration inc. VAT
- Periodic on-site inspections/reports
- Preparation of advice and review of service charge budgets
- Insurance advice to include invoicing and collection, regulated by RICS
- Payment of client outgoings and advice on service contracts
- Financial management and accounts
- Implementation of repairs, improvements and planned maintenance programmes
- Compliance with appropriate regulations affecting landlords and tenants
- Liaison with tenants including consents for alterations and assignments/sub-letting
- Consideration of tenant obligations and preparations of Schedule of Dilapidation
- Overview and advice on refurbishment/redevelopment proposals
We act for owners/landlords and purchasers/tenants in providing tailored advice to ensure a full understanding of the building, or estate, being considered.

In general, this usually results in the preparation of Building Condition reports which range from a full survey to a specific defects report.

We understand the complexity of all building related matters and will liaise with fellow professionals to ensure that appropriate advice is provided, whether purchasing a building or entering into a leasehold transaction.

A summary of the main areas of work undertaken by this department is as follows:

- Preparation of Schedules of Condition – an often overlooked document to limit a tenant’s liability to repair. Such Schedules, which normally included detailed photographic evidence, regularly result in significant cost savings to tenants
- Supervision of landlords’ or tenants’ works emanating from the above
- Preparation of interim and terminal Schedules of Dilapidations undertaken for landlords. This can be critically important advice to deal with strategy and to serve a formal Schedule in accordance with RICS Regulations and Protocols
- Assessment of dilapidations liability report. This is often needed on assignment of a leasehold interest or alternatively for balance sheet purposes
- Advice on Licenses for Alterations
Landlords and Tenants frequently enter into a lease for a commercial property without any particular regard for its condition at the commencement of the tenancy and no particular strategy to maintain the building in accordance with the repairing provisions in the lease during the period of occupation. Sooner or later, the landlord/tenant relationship will end, usually when the tenant decides to leave. Attention will then focus on the contractual matters arising from termination of the lease, including the condition of the building, and any dilapidations issues which might exist.

A claim for dilapidations at the end of a commercial tenancy relates to a failure to comply with lease covenants and can be a worrying, and often costly, experience for both a Landlord and a Tenant. A “claim” more usually arises at the end of a tenancy and can develop into a dispute when the parties to a lease are unable to agree a suitable resolution. It is important therefore, for both a Landlord and Tenant, to understand the dilapidations process and take care, and advice, to minimise stress, liability and expense.

Planning ahead, and seeking professional advice where necessary, is often a diligent and sensible approach and both a Landlord and Tenant will certainly benefit by considering strategy well before the end of the lease term. This can be even more important in longer term leases where a landlord and tenant may have had little contact for many years and particularly if a building has been altered or amended in any way during the period of the tenancy.

In the majority of cases dilapidations claims are satisfactorily resolved by RICS qualified surveyors, whether acting on behalf of a landlord or tenant, who are regulated by specific procedures and Protocols. BA Commercial handle many dilapidations cases each year and will be pleased to provide an initial appraisal and advice for landlords and tenants. Our approach is strictly professional and in accordance with RICS Guidelines, in particular, the Dilapidations Pre-Action Protocol which is now a formal guidance.

We operate on a fair and constructive fee basis.

This remains a significant area of work within the commercial property sector. Our expertise in this field is renowned and we are proud of the significant results we have achieved for landlords and tenants alike in this often complex area.
The type of Schedule of Dilapidation the Landlord serves depends upon the time it is served in relation to the term of the lease.

1. An interim schedule is served during the term of the lease, giving the tenant the opportunity to remedy any breaches before outstanding works escalate. Regular interim schedules are considered best practice and often prevent larger dilapidations claims arising when the lease is terminated.

2. A terminal schedule is one that is served towards, or soon after, the end of the lease.

Serving a schedule prior to the end of the lease term gives the tenant early warning of any potential claim and the opportunity to remedy breaches (including reinstatement of any tenants alterations) before the termination of the lease. It is often the case that completing outstanding repairs and maintenance proves less financially onerous than a claim for financial compensation once the lease has terminated.

Serving a schedule after the tenancy has expired will normally also incorporate a detailed financial claim as the tenant will not be entitled to undertake remedial works themselves once their right of occupation has come to an end so that negotiating a claim for damages is the only method of compensating the landlord for its loss.

Schedule of Dilapidations

A schedule of dilapidations is the basis of a dilapidations claim and is essentially a list in a prescribed format detailing items of repair, maintenance, reinstatement and decoration which a Landlord considers are in need of remedy in order to comply with the terms of a lease.

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Civil Procedure Rules and the ‘Dilapidations Protocol’

Dilapidations is a specialist and sometimes complex area and claims are normally best handled by experts with appropriate knowledge of landlord and tenant legislation and relevant survey experience in building defects.

Guidance in dealing with dilapidations claims is available from The Royal Institution of Chartered Surveyors (7th Edition) Guidance Note and it is important that a terminal claim for dilapidations is prepared with substantial compliance to the “Dilapidations Protocol” (The Pre-Action Protocol for Claims to Damages in Relation to the Physical State of Commercial Property at Termination of a Tenancy) which applies to such claims relating to commercial property in England and Wales.
Unfortunately, our experience suggests that most prospective tenants do not receive best advice before signing commercial leases and entering into onerous full repairing obligations. Most do so without understanding the likely dilapidations consequences at the end of the tenancy. If you are considering a commercial tenancy, the Code for Leasing Business Premises in England and Wales 2007 provides useful guidance on best practice.

Lease wording varies significantly and exact wording is of critical importance. A lease is a binding contract and fully understanding the terms of the lease is the first step in understanding likely future liabilities for repair.

Most leases break the tenant's obligations into repair, redecoration, alterations and removal of tenant's goods. If these clauses are not limited, they can require the tenant to leave the building in better condition than at the beginning of the lease.

The function of a Schedule of Condition is to accurately record the condition of the demise with reference to repairing obligations set out in the lease. A Schedule of Condition may be more important when a lease is being transferred from an existing tenant. Any new tenant may inherit not only the disrepair present at the beginning of the original lease, but also any disrepair caused by the occupation of the existing tenant.

The Schedule of Condition is set out in a tabulated format to identify items of disrepair normally referenced to a plan of the property and with indexed photographs or video footage as supporting evidence.

A professionally prepared and detailed survey of the building will highlight existing defects and help develop an overview of the future maintenance and repair obligations.

For a Schedule of Condition to be fully valid, it must be attached to the lease and signed by both Landlord and Tenant. Without formal attachment in this way, the schedule may be disregarded during dilapidations negotiations.

The cost of preparing a Schedule of Condition is dependent of the type, size and complexity of any building. However, the cost in relation to the likely saving in dilapidations liability can not be overstated and is usually a very small fraction of the savings achieved.

We would be happy to discuss specific details and provide detailed costings for the provision of a Schedule of Condition.
Before entering into a lease it is vital for a tenant to carefully assess and understand the implications of the lease covenants, particularly those which relate to repair and redecoration obligations, and statutory matters (e.g., compliance with electric/gas/asbestos regulations etc.), so that the tenant is aware of how the landlord might expect the building to be handed back at the end of the tenancy.

The condition of a property at the beginning of a lease can often be irrelevant if the tenant has contractually obligated to hand the property back in good repair as the tenant may well be committed to putting right pre-existing defects as well as those which have occurred during the tenancy. We can often help a tenant mitigate this position, and obtain protection from a dilapidations claim at the end of a lease, by arranging for a Schedule of Condition to be formally incorporated into the lease at the outset. This provides a reference to existing defects and disrepair so that these are excluded from any future claim.

It is important that this document is produced by an experienced surveyor who properly understands the implications of lease clauses and wording so that the Schedule of Condition affords as much protection as possible on interim and lease end dilapidations liability – a poorly/amateurishly prepared schedule will often fail to provide the protection intended with expensive consequences for the tenant.

In cases where a landlord may not agree to a Schedule of Condition being incorporated into a lease we consider it even more important for a tenant to commission a survey, and perhaps legal advice to assess potential dilapidations liability before making a legal commitment. Survey advice can also be important in cases where a tenant might be taking an assignment of an existing lease (whether or not the existing lease incorporates a schedule of condition) and also in cases where a lease incorporates a ‘break’ option which might be conditional upon the observance/performance of repairing, and other, lease covenants.

During a lease a tenant may well benefit from obtaining surveyors advice to assess the tenant’s likely dilapidations liability before the lease expires with a view to implementing works while time permits – it is often a more cost-effective option for the tenant to control how the works are undertaken (perhaps with savings of VAT and other consequential costs and fees which can apply at the end of the lease term). A prudent tenant can also benefit financially and be tax efficient, with accountancy and surveyors assistance, in apportioning dilapidations expenditure over the remaining years of the lease term by ensuring compliance with FRS 102 The Financial Reporting Standard – this process does need to be carefully managed and normally requires an experienced surveyor to provide a detailed dilapidations assessment to be acceptable to the Revenue.
We believe a proactive approach is more beneficial to both landlords and tenants whereby we regularly review dilapidations issues during the lease term to prevent repair costs escalating and with a view to the building being handed back in a satisfactory condition to enable re-letting to a new tenant.

Many modern leases incorporate a clause (see “Jervis v Harris”) giving a landlord the right to enforce repairing and other covenants during the lease term by presenting the tenant with a Repairs Notice. This requires the tenant to undertake works and enables the landlord to commission works and recover costs from the tenant as a debt in the event of the tenant failing to comply. This process does need to be carefully and properly managed however to be properly executed.

In the event of a tenancy expiring with evident tenant breaches of covenant we will follow the dilapidations protocols and arrange to present the tenant with a Schedule of Dilapidations on behalf of the landlord, detailing works which are considered to be necessary to comply with the lease terms.

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We recommend that this is commenced prior to the lease termination date to give reasonable time for the tenant to comply. If the tenancy has expired and the tenant is not in occupation to undertake works, then we will present a costed schedule of dilapidations on behalf of the landlord summarising the landlord’s financial claim to compensate for loss.

Determination of ‘loss’ can sometimes be complex and is essentially determined by Section 18 (1) of the Landlord and Tenant Act 1927 which provides that a claim for damages cannot exceed the amount by which the value of the premises is diminished owing to the breaches of covenant and there are further limitations to a claim if a landlord plans to redevelop, refurbish or make substantial alteration to the premises after lease expiry.

Dilapidations for Landlords

Landlords frequently believe dilapidations is an issue to be dealt with when the Tenant’s lease is due to expire and often when there has been no contact with the Tenant regarding repairing obligation during the term of the lease.
Solicitors are in a pivotal position to ensure that all parties to a commercial lease enter into their respective contractual obligations with a full knowledge and understanding of their respective legal commitments and liabilities, particularly in relation to the cost of dealing with dilapidations problems.

Without comprehensive advice at the beginning of a tenancy there is a risk that dilapidations issues are ignored and left to be dealt with at the termination of the lease and all too often this results in protracted and costly dilapidations disputes that serve neither the interests of the landlord nor the tenant.

With the benefit of many years experience in dealing with dilapidations claims it is clear that many disputes, and often unnecessary stress and cost, can readily be avoided by both landlords and tenants receiving full and proper advice (particularly from solicitors as well as surveyors) at the start of a tenancy to minimise the risk of controversy and dispute during, or more likely at the end of, the tenancy.

It is a common misconception by prospective tenants to not fully realise the implications of lease repairing covenants, which can vary significantly depending upon the lease drafting, and the extent to which these covenants determine how the property or premises should be handed back to the landlord at the end of the lease term. It is often the case, for example, that a tenant will assume that it has no obligation to rectify items of disrepair which exist when a tenant takes occupation but this will not be the case if the lease requires the tenant to hand back the building in good condition i.e. regardless of the condition at the outset. Solicitors will consequently provide detailed advice as to the implications of the lease terms and often recommend that tenants obtain surveyors advice to carefully check potential repair and other issues before the lease is signed.

Solicitors may also advise that a Schedule of Condition is incorporated into a lease at the start of a tenancy which will record the condition of the property and effectively provide the tenant with a degree of protection against a dilapidations claim at a later date. Such schedules will not necessarily be a complete guarantee against dilapidations liability but are likely to be highly cost-effective if prepared by competent personnel who understand the dilapidations process and will often be very detailed, with comprehensive photographic evidence, for maximum effect.

Solicitors will also provide advice to tenants as to their obligations under a lease to comply with other covenants, such as periodic redecoration and statutory obligations (ensuring compliance with electricity, gas, fire safety and asbestos regulations etc) and recommend appropriate survey advice is obtained to minimise the risk of such legal matters adding to dilapidations liabilities during, or at the end of, the lease term.

Another area of concern, where legal advice can be crucial in relation to dilapidations matters, can arise at the time of exercising a Break clause to terminate a tenancy before the end of the contractual term as failure by a tenant to comply with repairing and other covenants can, in some cases, invalidate the break option with potentially expensive consequences. Dilapidations claims can be a fraught and expensive process which, in many cases, could well have been mitigated, or avoided altogether, by obtaining good professional advice, both from solicitors and surveyors, at an early stage.

The team at BA Commercial will be happy to provide preliminary advice and appraisals to both landlords, tenants and legal advisors.
156 sq metre two-storey high street retail premises

- Large charitable organisation relocating locally to smaller premises at lease expiry served with a dilapidations claim of £48,000 by landlord
- BAC instructed by tenant to defend/mitigate claim
- Tenants lease repairing obligations were benchmarked by a schedule of condition the start of the tenancy - the majority of the lengthy negotiations with the landlord’s surveyors revolved around the adequacy and implications of the schedule of condition and photographic evidence
- Claim ultimately agreed and settled on behalf of tenants at £12,000 including consequential costs and fees
- Schedule of condition was an important and material factor in minimising tenants exposure to cost

Two storey period high street premises

- National pharmacy chain relocating after 25 year period of occupation
- BAC instructed by local authority landlord to submit dilapidations claim at £32,000
- Tenants surveyor’s counter offer at £15,000 based largely on a challenge to the landlord’s intentions for the future of the property in accordance with Section 18 principles of the Landlord and Tenant Act 1927
- BAC successfully concluded the claim in behalf of the landlord at £31,000
- Landlord’s intentions were important in proving the amount of the claim

Two-storey city centre office premises

- Office user vacating after period in occupation as tenant for 25 years
- BAC acting for landlord prepared and submitted dilapidations claim
- Lease intended to limit tenants repairing liability but no formal schedule of condition was ever prepared and attached to the lease
- Tenant’s defence consequently weakened but difficulty for both landlord and tenant to establish precise repairing obligation and liability resulting in compromise negotiated settlement
- Importance of a full and detailed schedule of condition highlighted

Michael McDonald FRICS
Consultant & RICS Registered Valuer
T 01244 357077  M 07721 423642
michael.mcdonald@bacommercial.com

Christopher Armstrong FRICS
Consultant & RICS Registered Valuer
T 01745 330077  M 07880 733522
chris.armstrong@bacommercial.com
Bromborough, Wirral

148 sq metre 2 storey high Street retail premises

- Long established retail tenant relocating after over 40 years in occupation served with terminal dilapidations claim by landlord of just under £100,000
- BAC instructed by tenant to defend and mitigate claim prior to expiry of tenancy
- BAC negotiated reduced content of claim with landlord's surveyors resulting in an agreed schedule of works which were commissioned and undertaken by the tenant prior to the lease expiry at a significantly reduced cost (less than £20,000)
- Importance of tenant engaging with landlord prior to the end of the tenancy highlighted and ability of tenant to control/implement works saved significant expenditure

Ellesmere Port, Wirral

50 sq metre first floor office suite in town centre

- Landlord instructed BAC to prepare a terminal schedule of dilapidations of a small self-contained office suite; landlord's claim £6000 including consequential costs and fees
- Tenant accepted liability for approximately £3000
- Parties could not agree to compromise and claim ended in county court with judgement against tenant for £16,000 (mainly legal costs)
- Importance of avoiding cost of litigation highlighted - ADR (alternative dispute resolution) process likely to have been a better method of resolving claim

Denbigh, North Wales

54 sq metre 3 storey retail unit with commercial upper floors converted from former residential accommodation in Grade 2 listed period building

- Long established office user closing one of many national branch offices end of lease
- Landlord instructed BAC to prepare a terminal dilapidations claim amounting to £85,000 a large proportion of which related to reinstatement of the upper floors back into residential accommodation (and associated costs of compliance with statutory requirements)
- Claim settled at £52,500 on commercial basis
- Importance of the "reinstatement and yield up" provisions in the lease were more relevant to the level of the claim than routine repair works, largely due to the high cost of statutory compliance

Michael McDonald FRICS
Consultant & RICS Registered Valuer
T 01244 357077 M 07721 423642
michael.mcdonald@bacommercial.com

Christopher Armstrong FRICS
Consultant & RICS Registered Valuer
T 01745 330077 M 07880 733522
chris.armstrong@bacommercial.com

Related Links

Dilapidations Overview
Schedule of Dilapidations
Schedule of Condition
Dilapidation for Tenants
Dilapidations for Landlords
Dilapidations for Solicitors
Dilapidations Case Studies
Legislation
Case Law
Related Links
North West

350 sqm, 4-storey, Grade II period office building

- Legal Practice relocating to larger premises at lease expiry following long period of occupation
- Landlords costed claim served at expiry £68,000
- Instructed by tenant to mitigate claim and costs – claim finally agreed at £35,000, including costs and consequential losses, without tenant undertaking any works
- Tenants defence largely based on inflated landlords costings in schedule and diminution in value of landlords reversionary interest to determine ultimate loss

Wales

2,300 sqm, single storey, modern industrial building

- Japanese manufacturing company relocating at lease expiry
- Landlords costed claim served at expiry £200,000. Schedule served 12 months prior to expiry of 5 year FRI lease
- Instructed by tenant to mitigate claim and costs – claim satisfied by undertaking agreed programme of works supervised by BA and landlords surveyors
- Cost of works £25,000 plus £4,000 monetary payment for uncompleted work including fees but avoiding post termination consequential costs

North West

450 sqm, 4-storey, bank/retail building in conservation area

- Bank relocation at expiry of 25 year lease.
- BA instructed by corporate landlords to submit claim 18 months prior to lease termination
- Schedule of Dilapidations served mainly relating to extensive alterations to internal layout, including installation of security vault
- Claim settled by Tenant undertaking extensive remedial works, including removal of security vault. Additional financial settlement in lieu of remaining works.
- Further negotiation with sub-tenant and supervision of work undertaken by sub-lessee to agreed standard
- Hand over at termination date with payment of financial settlement enabling landlord to undertake external work programme and arrange early re-letting to new corporate lessee
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<th>Legislation</th>
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<tr>
<td><strong>Construction (Design &amp; Management) Regulations 2007</strong></td>
<td>Legislation designed to integrate health and safety into design, construction and management of building projects. May apply to remedial works required under the terms of a lease or works.</td>
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<tr>
<td><strong>Control of Asbestos Regulations 2012</strong></td>
<td>Imposes duty on those responsible for repair and maintenance of commercial properties to prevent exposure to asbestos. Frequent impact on Dilapidations Claims.</td>
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<tr>
<td><strong>Criminal Law Act 1977</strong></td>
<td>Legislation outlawing the threat or use of violence during the repossession of a property.</td>
</tr>
<tr>
<td><strong>Defective Premises Act 1972</strong></td>
<td>Section 4: Imposes duty on Landlord with responsibility for repair to ensure safety of all persons who may be affected by defects.</td>
</tr>
<tr>
<td><strong>Health &amp; Safety at Work Act 1974</strong></td>
<td>Health, Safety and Welfare in connection with work. Frequent impact on Dilapidations Claims.</td>
</tr>
<tr>
<td><strong>Housing Act 1961</strong></td>
<td>Section 32: Repairing obligations in short leases of dwelling houses.</td>
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### Case Law

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<tr>
<td>Post Office v Aquarius Properties Ltd 1987</td>
<td>Judgement relating to tenants obligation to repair construction/inherent defects.</td>
<td>Tenant’s Obligations</td>
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<tr>
<td>Brew Bros v Snax (Ross) Ltd 1970</td>
<td>Judgement relating to extend of repair versus restoration/improvement.</td>
<td>Tenant’s Obligations</td>
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<td>Janet Reger International v Ltd Tiree Limited 2006</td>
<td>Action by tenant against landlord for failure to repair.</td>
<td>Landlord’s Obligations</td>
</tr>
<tr>
<td>Elite Investments Ltd v T.I. Bainbridge Silencers Ltd 1986</td>
<td>Judgement relating to repair or replacement of roof.</td>
<td>Tenant’s Obligations</td>
</tr>
<tr>
<td>Car Giant Ltd v London Borough of Hammersmith &amp; Fulham 2017</td>
<td>Judgement relating to diminution valuations.</td>
<td>Assessment of Loss</td>
</tr>
<tr>
<td>Barnes v City of London Real Property Co Ltd</td>
<td>Obligation on Landlord to provide cleaning by housekeeper for which tenant had agreed to pay.</td>
<td>Correlative Obligations</td>
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### Related Links

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<tr>
<td><a href="http://www.bailii.org">www.bailii.org</a></td>
<td>The British and Irish Legal Information Institute (BAILII) provides access to the most comprehensive set of British and Irish primary legal materials that are available for free.</td>
</tr>
<tr>
<td><a href="http://www.lawcom.gov.uk">www.lawcom.gov.uk</a></td>
<td>The Law Commission is the statutory independent body created by the Law Commissions Act 1965 to keep the law under review and to recommend reform where it is needed.</td>
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<tr>
<td><a href="http://www.legislation.gov.uk">www.legislation.gov.uk</a></td>
<td>A website managed by The National Archives on behalf of HM Government. The original and revised versions of legislation are published by and under the authority of the Controller of HMSO.</td>
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<td><a href="http://www.pla.org.uk">www.pla.org.uk</a></td>
<td>The PLA is a members' organisation for professionals specialising in all aspects of commercial, residential and agricultural property litigation.</td>
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<tr>
<td><a href="http://www.sweetandmaxwell.co.uk">www.sweetandmaxwell.co.uk</a></td>
<td>Publisher of ‘Dilapidations: The Modern Law and Practice’ by Nicholas Dowding, QC; Kirk Reynolds, QC; Alison Oakes.</td>
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<td><a href="http://www.rics.org">www.rics.org</a></td>
<td>RICS is the world's leading professional body for qualifications and standards in land, property and construction.</td>
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<td>Dilapidations Dispute (PDF)</td>
<td>Dilapidations Dispute Resolution Scheme.</td>
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