

## DILAPIDATIONS

**Whether Landlord or Tenant, the issue of Dilapidations arising within the requirements of a lease can be a complex and emotive issue to address and one with ever-developing legal precedents.**

Pinders' Chartered Building Surveyors are experienced in representing both Landlords and Tenants in Dilapidations claims, keeping abreast of relevant developments in law.

Our expert knowledge enables us to give accurate assessments of liability, undertake valuations to assess diminution in value as defined in Section 18(1) of the Landlord and Tenant Act 1927, respond to claims, prepare and serve schedules of claim and effectively negotiate claims through to settlement; thereby providing our clients with a complete service.

### Dilapidations Services

- ▶ Provide an interpretation of the lease terms
- ▶ Advise on Dilapidations liability under the terms of the lease
- ▶ Provide a Dilapidations Assessment prior to lease end date
- ▶ Prepare and serve Landlord's schedule of claim
- ▶ Assess and advise Tenant upon Landlord's claim
- ▶ Prepare Tenant's response to Landlord's claim
- ▶ Undertake diminution valuations
- ▶ Negotiate the scope of work or financial settlement for Landlord or Tenant
- ▶ Monitor works for the Landlord
- ▶ Submit details of Tenant's alterations to Landlord
- ▶ Review and monitor Tenant's alterations for Landlord

### Dilapidations Fees

Dilapidations fees will be dependent upon the size and scope of the instruction. To discuss your requirements and to obtain a no obligation quotation please contact us via [building@pinders.co.uk](mailto:building@pinders.co.uk)