

Both Landlords and Tenants often consider the implications of dilapidations only at lease expiry. However, it can be extremely beneficial to take strategic advice at all stages of a lease, from the preparation of a Schedule of Condition in order to limit future liabilities to negotiating the end of term liability.

How can Stiles Harold Williams assist?

We provide property users with a complete dilapidations service, including:

- providing a Schedule of Condition at commencement of a lease
- advising both Landlords and Tenants if a property falls into disrepair during the lease and if necessary considering serving a repairs notice
- providing strategic advice on dealing with an end of term liability
- checking, approving and monitoring tenant's alterations.

We have extensive and up to date knowledge of the obligations of surveyors in accordance with the requirements of both the Civil Procedures Rules and Pre-Action Protocol of The Property Litigation Association. We are regulated by the RICS and follow the Dilapidations Best Practice advice in the RICS Guidance Note (5th Edition).

Where necessary, we consider the implications of Section 18 of the Landlord & Tenant Act 1927 and the common law principle of loss. Our valuation department is able to provide the necessary valuation report illustrating the damage suffered to the Landlord's reversionary interest.

See case study overleaf for further details.

For further information contact:

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