



At the start of a new lease, it is important to instruct a surveyor to draw up a Schedule of Condition with photographic evidence to record the initial condition of your space. This will protect your position at your lease expiry in relation to any repairing obligations.



Allow a budget for exit costs early on into your lease term. We advise to base it on a likely initial claim from the landlord of £15 per sq ft, although this should be reduced at negotiations by following the steps outlined below.



Towards the end of your lease, your landlord will instruct their surveyor to inspect your premises. The landlord has to serve the claim within 56 days of your lease expiry. The Schedule of Dilapidations will then be sent to you by your landlord or their agents.



Instruct a specialist Dilapidations Surveyor which can be provided by the Aspire Property Group team. Your surveyor will go through the landlords claim in detail once they have surveyed your premises.



From this stage, there is very little for you as a tenant to do. Many points in the claim can either be reduced or removed completely based on your lease obligations. Your surveyor will negotiate point-by-point directly with your landlords surveyor.



Our surveyor will advise you as to the best course of action. We do not normally advise the tenant to carry out works on the property, but rather to agree a settlement figure to cover 'damages' as this is less risk and more cost effective for you.



On very rare occasions, the dilapidations claim would go to court for arbitration at which our Dilapidations Surveyor is a nationally recognised expert, although this is avoided in almost all claims.

Managing Dilapidations

A Step-by-Step Guide



ASPIRE
PROPERTY
GROUP

On average, we save our clients an average of 65% from the landlords original claim which can then benefit your business.