

Dilapidations for Landlords



Most seasoned Landlords will be aware of dilapidations matters generally, but there will always be new or first time Landlords, perhaps through inheritance or by buying commercial property as an investment. This short PDF is intended to give a very brief overview of dilapidations. There is no substitute for professional advice specific to your requirements.

Dilapidations is the general process of defining breaches in a lease by a Tenant either during or on termination of a lease.

The Procedure is defined by the Dilapidations Protocol, of to give it its full name, *Pre-Action Protocol for Claims for Damages in Relation to the Physical State of Commercial Property at Termination of a Tenancy*.



As a Landlord you may be concerned if a Tenant is complying with the terms of the lease. During the lease term this will focus on the repair of the building and ensuring the Tenant is keeping the property in repair as set out in the lease.

At the end of the lease when the Tenant may have vacated the premises, the focus may change solely from the condition of the repair, to the extent of disrepair and the Landlords likely cost burden for putting right the Tenants failure to comply with the Lease.

Dilapidations is a complex area of law specific to commercial properties. As Chartered Building Surveyors, we advise both Landlords and Tenants on dilapidations matters. Drop us an email on info@westone-uk.com to arrange an initial no-obligation call to discuss your requirements.

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