



## Tricky Landlord Dilaps



*Smith Nicholas Harrogate and Castleford, before works commenced*



### Harrogate and Castleford

Two recent dilapidations claims made on behalf of our client demonstrate the value in considering the Landlords future plans for a property at an early stage. In ascertaining the intention to re-let, the Schedule of Dilapidations was served on the Tenants of both properties at an early stage prior to Lease end and early open discussions were had with both Tenants surveyors. This enabled agreements to be reached whereby works could be undertaken as soon to Lease end as possible, managed by ourselves, putting the Landlord in control and the full true cost recovered from the Tenants once works were completed.



*Offices in Leeds*



This strategy also provided the opportunity to deal with additional items of repair revealed during the works and could not have been reasonably foreseen at commencement. Not only did this allow for 100% recovery of costs and associated fees for our client but also the earliest possible re entry of the properties to the market.

### Duncan House, Leeds

In engaging with the Tenant wishing to vacate city centre office premises at a break in the Lease, early discussions and preparation of a Schedule of Dilapidations allowed the Landlord to be in a strong position. Having tendered the required works this facilitated speedy negotiations with a true cost for the required wants of repair and redecoration. We negotiated a cash settlement for the Landlord who recovered 100% of the cost of works and associated fees.



Before



After



**For more information contact [info@bradley-mason.com](mailto:info@bradley-mason.com) or call us on 01423 534 604.**