

## DETAILS

- Instruction to advise the tenant on a terminal schedule of dilapidations issued by the landlord.
- Terrace of 6 industrial units near Conwy, North Wales.
- In addition, CorProp advised on pre-emptive repair works and obtained contractors' quotes to benchmark, produce a budget for Client's accounting purposes and to undertake a selection of specific works, in anticipation of a claim.
- Landlord's claim was in excess of £90,000.

## TIMING

- Initial client advise given in May.
- Landlord's first schedule of dilapidations was issued in January.
- CorProp undertook timely negotiations in accordance with protocol.
- Settlement agreed in September, 9 months later.

## ACTIVITY

- All work carried out in accordance with the Dilapidations Protocol.
- Inspection of pre-emptive repairs logged and costed.
- Negotiation and settlement of Dilapidations claim.



## ACHIEVEMENT

- Investigated, costed, advised upon and negotiated a final settlement of **£10,000**.
- CorProp achieved a saving for the client in excess of **£80,000**, saving the client more than **85%** of the Landlord's claim against them.