



# CASE STUDY - TERMINAL DILAPIDATIONS

## SPEEDY SERVICES

Unit 2, Crescent Industrial Park, Peartree Lane, Dudley

**Speedy is the UK's leading tools, equipment and plant hire services company, operating across the construction, infrastructure and industrial markets.**



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**Landlord's claim value: £105,370 | Size: 6,607 sqft**

Dunlop Heywood was instructed to defend a terminal dilapidations claim.

### **Service lines involved:**

- Building consultancy & specialist valuation consultancy

### **Challenges & services provided:**

- The lease had expired and so the only remedy to the client was to negotiate a financial settlement with the landlord and its professional advisors.
- Dunlop Heywood made an initial assessment of the landlord's claim to determine which breaches were valid and whether the cost of remedy was reasonable.
- It was considered that the best defence would be by way of s.18 of the Landlord & Tenant Act 1927. A specialist valuation surveyor was engaged to prepare a diminution valuation to identify the quantum of the landlord's loss in the context of s.18.
- The valuation was used to negotiate a significant reduction in the level of damages due to the landlord.

### **Results:**

- Agreed settlement figure £23,240.
- Risk of client litigation and associated costs avoided due to appropriate use of statutory instruments available to the tenant.