



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.

To discuss our Building
Consultancy Services speak to:

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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.