

*Dilapidations – to cause or allow a building to fall into disrepair, as by misuse or neglect – dictionary.com*

Wherever there is a landlord and tenant relationship, there are dilapidation considerations. As owners and occupiers work harder to derive value from property, pressing market conditions are resulting in a significant uplift in dilapidation disputes at lease expiry.

Dilapidations matters are commonly (but incorrectly) regarded as a means of levying unrealistic and exaggerated claims against an outgoing tenant, utilising a surveyor who “dabbles” in dilapidations and ultimately, will falter at the final hurdle.

At 3SIXTY Real Estate we recognise the importance of a core and focused expert Dilapidations team, drawing upon specialists from our multi-disciplined team including Building Surveyors, Valuation and Asset Management. We truly believe that this broad sector advice makes our Dilapidations Consultancy unrivalled within the regional market.

Our success speaks for itself with testimonials available from retained clients such as Jelf Group PLC, Brixton PLC and Barcan Woodward Solicitors – all of whom retain and recommend our services. We truly believe that our early intervention will assist in resolving and mitigating your dilapidation liabilities in a highly favourable manner via Director-led solutions.

Few parties appreciate that dilapidations is a highly skilled legal discipline involving demanding skills including building pathology, an understanding of property economics, sound legal appraisal and commercial negotiation techniques to achieve successful resolution.

By discussing your specific requirements with 3SIXTY, you can be sure to draw upon our intrinsic knowledge and breadth of experience, drawing upon a catalogue of over 300 dilapidations disputes personally resolved by our team within the last seven years, including in the capacity of Expert Witness.

Increasingly our Dilapidations Consultancy adds very real value to our client’s business in a strategic rather than claims based approach. By adopting a holistic approach our early intervention can assist your core business decisions.

We have an established and enviable track record achieving on average 65% reduction in liability to our clients on all dilapidation matters handled within the last 12 months. The very fact that our client’s openly recommend our services is testament in itself. **As an independent consultancy, our success is built upon the success and value derived by our client’s from our services.**

Contact either our Bristol or Exeter office for free initial appraisal and to discuss how we can add value to your property matters.



Our **Dilapidations Consultancy** provides the following core services:

- **Schedule Preparation**
- **Dilapidations Assessments**
- **Strategic Asset Management**
- **Claim Negotiation**
- **Strategic Advice to mitigate liability**

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