

DILAPIDATIONS CONSULTANCY FOR OCCUPIERS

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www.bellrockgroup.co.uk



REDUCE YOUR DILAPIDATION COSTS

Would you know if you were over-charged for dilapidations by your landlord?

How can Bellrock help?

Dilapidations Consultancy:

- Inspect the property and analyse landlord dilapidation claims either during the lease "interim" or at the end of the lease "terminal"
- Review lease to establish tenant dilapidation liability
- Prepare dilapidation liability assessments
- Project costs for best-case and worst-case scenarios and advise strategy
- Negotiate with landlord's surveyor to reduce liabilities & costs
- Assess whether more economic for tenant to carry out building works
- Procure and implement building works if more cost-effective
- Assist in planning exit strategy or new lease negotiation

What's in it for you?

- Only pay costs you are legally liable for
- Challenge high cost estimates
- Resolve negotiations in accordance with Lease and Statutory liability
- Avoid disputes by ensuring you are fully lease compliant

Our successes

- Large supermarket retailer served with terminal dilapidation claim in Central London, for the sum of £543k. Following lease review to clarify liabilities, and application of statutory protection provisions, claim settled at £29,500, a saving of 94.6%
- Leisure goods retailer served with terminal schedule of dilapidations totalling £303k. Review of lease revealed tenant covenants incorrectly applied and tenant not liable. Further, Landlord and Tenant Act 1927 afforded further protection which had not been considered. Claim reduced to nil
- Separate dilapidation claims made against portfolio of seven high street retail stores totalling £364,513 – lease review, site inspections and dilapidation negotiation resulted in overall saving of £221k or 64.95%

WHY BELLROCK?

Experience

- RICS Chartered Surveyors
- Over 60 years experience
- Over £11m achieved in savings for our customers

Some of our existing customers:

- Wm Morrisons
- Sports Direct
- Cineworld
- Greene King
- Waterstones
- University of York
- Waitrose

Technology

Highlights of Concerto's integrated software capabilities include:

- Cost comparison
- Lease event planning
- Case management
- Document storage

Delivery

In excess of 70 surveyors nationally together with in-house construction team able to deliver and act at short notice.



technical & real estate services

Technical & Real Estate Services is one of the service offerings within the Bellrock group, providing industry experts in project management, building consultancy & property cost management, service charge consultancy and estates management.

- Construction & Project Management
- Building Consultancy
- Mechanical & Electrical Consultancy
- Asset Surveys
- Property Compliance
- Real Estate Consultancy



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