

Dilapidations

Time is money

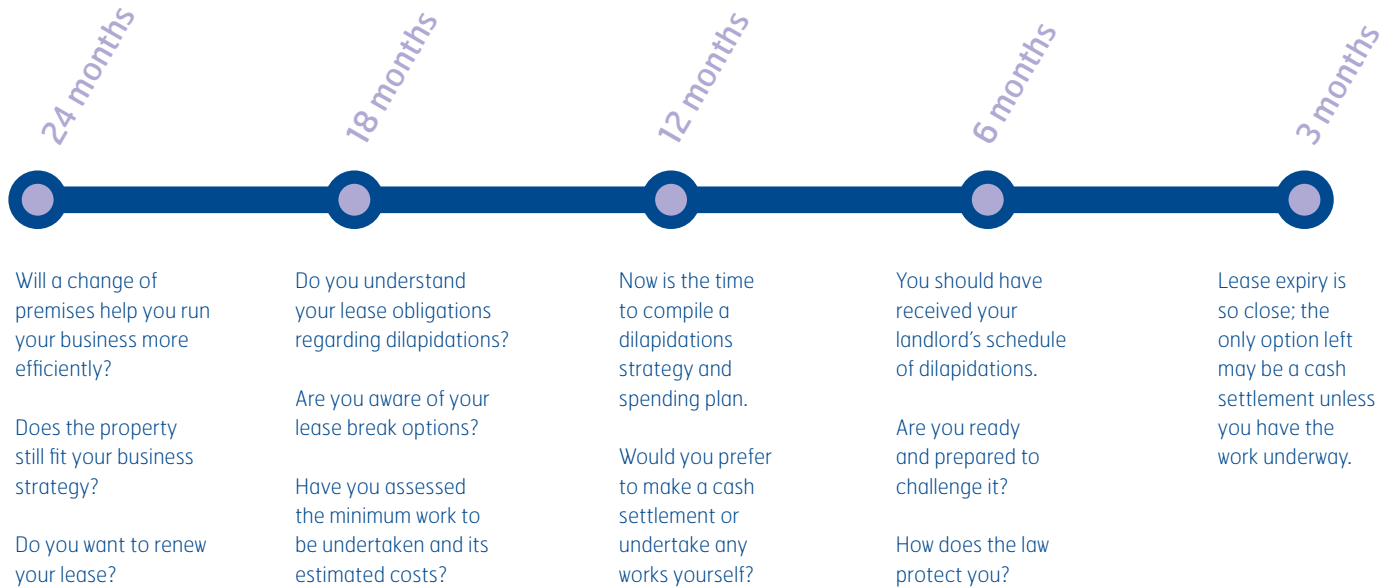


WORRIED ABOUT DILAPIDATIONS? IT'S TIME TO CALL IN TFT

As a tenant, you are already aware that you have a contractual responsibility for returning the property to your landlord in an agreed state of repair. What you may not know is when to start planning the process. Taking control of the situation proactively at the earliest opportunity enables you to keep costs down.

Sometimes this can mean planning your approach 24 months before the expiry of your lease but however many months are left, now is the time to protect your interests and assess your dilapidation liabilities to ensure that you minimise the financial impact on your business. Being forewarned and preventing unnecessary surprises is the key to a successful dilapidations strategy.

TFT DILAPIDATIONS TIMELINE



Being unprepared will mean unnecessary costs to your business, which is where Tuffin Ferraby Taylor, experts in dilapidations, can make a real and positive difference.

By:

- Opening an early dialogue with your landlord to determine their intentions and agree the best way forward.
- Forecasting your potential liability early giving you time to budget and to instigate works before lease end-avoiding costly penalties.
- Anticipating the schedule of dilapidations being served by the landlord and ensuring you are prepared to defend the claim.

Giving you the comfort of professional support and guidance, whilst at the same time saving you time and money.

What TFT provides:

- Appraisal of the lease covenants relating to your liability. This can include repairs, alterations and yield up covenants.
- Negotiation with all relevant parties both before and after lease end.
- Advice on the best and most suitable way to address your responsibilities.

- Inspect and report on the property providing a realistic breakdown of loss and liability depending on the preferred course of action.
- Administer dilapidations works before lease end carefully managing expectations, outcomes and costs.
- Expert mediation service to ensure the best outcome is achieved in complex settlement cases.
- Advice on statutory protection.

Why TFT?

Because we are extremely good at what we do!

- In the last 12 months we settled over £520 million worth of dilapidations claims for our clients, making significant saving for tenants, both large and small.
- We are proactive and commercially focused.
- We are national, independent, impartial, dilapidations experts.
- We follow best practice protocols and the RICS guidance note on dilapidations.
- We work with tenants and landlords alike and have an excellent understanding of both perspectives.
- We foster strong professional links with affiliated consultancies nationwide and call upon them to strengthen any defence to a claim on behalf of tenants e.g. mechanical and electrical service engineers, valuation surveyors and façade engineering.
- We operate flexible fee structures to suit individual client needs.



WHAT NEXT?

**Make the decision to protect your interests today.
Contact us now to find out more.**



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Meanwhile check out our dilapidations services page on www.tftconsultants.com

Take a good look at all the clients we have worked with, the highly successful outcomes and imagine how effectively we could do the same for you. We look forward to hearing from you – but remember you've not a moment to lose.