

## Defending A Dilapidations Claim

*James McAllister, Director of The Dilapidations Consultancy, provides some outline 'do's and don'ts' to commercial business tenants who are in receipt of a dilapidations claim.*

### [Abstract]

With the exponential increase in dilapidation claims within commercial property over recent years, few business tenants avoid the curse of the visiting Landlord's Surveyor and the ensuing consequences during their occupational existence; fewer still escape scot-free from an end-of-lease claim for damages where their concept of what comprises good repair differs significantly from the Landlords. For most small business tenants, the financial implications in meeting this liability will leave a seemingly insurmountable hole in the balance sheet. For others it may be the death knell heralding the early demise of their already ailing business. The current economic conditions have also compounded the issue since the availability of external capital to temporarily prop up the fragile tenant whilst they 'sort matters' has all but dried up.

This article considers the steps business tenants of commercial premises should take (or at least consider) so as to avoid, or at least defend, a dilapidations claim both during and at the end of their lease term.

*(Continued...)*

**For the full article, please email: [info@dilapidationsconsultancy.com](mailto:info@dilapidationsconsultancy.com).**