

I Have Received a Dilapidations Schedule From My Landlord Now What?

Has your lease come to an end or is the term still continuing?	<input type="checkbox"/>
Do you have any subtenants in occupation of the whole or part of the property?	<input type="checkbox"/>
If the lease is continuing, what does the lease say about when the right to forfeit arises?	<input type="checkbox"/>
Does your lease entitle the landlord to enter the property to carry out any repair works?	<input type="checkbox"/>
Instruct a building surveyor to undertake a critical review of the schedule to evaluate your liability (if any).	<input type="checkbox"/>
Do any of the works listed in the schedule constitute an improvement to the property?	<input type="checkbox"/>
If the lease has ended, do you know what the landlord's plans are for the property e.g. has anyone (including the landlord) taken occupation of the premises or does the landlord intend to carry out structural alterations or demolish the property?	<input type="checkbox"/>
Seek strategic legal advice on the impact and validity of any notices and/or schedules received.	<input type="checkbox"/>
Seek legal advice in respect of any damages which may be due to the landlord and whether these are reasonable or should be disputed.	<input type="checkbox"/>

If you would like to discuss any issues raised by this alert or break options generally, please do not hesitate to contact a member of our Real Estate Litigation team.

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