



Dilapidations are Coming Back - Be Prepared

Virtual Seminar - Wednesday 19 January 2022		
£75 + VAT	Registration: 09.55 Finish: 13.00	3 Hour CPD
To book: https://cptevents.co.uk/event/dilapidations-are-coming-back-be-prepared		

This webinar considers the issues of dilapidations in the present economic climate. The lifting of restrictions on landlords' remedies during the pandemic is on the horizon, and available methods of enforcement will be dusted off. Landlords will want to be sure they are not missing any tricks in maximising end-of-term settlements, while tenants will want to be well prepared for potential claims at lease expiry.

Shorter leases and schedules of condition do not spell the end of dilapidations as an issue. Far from it, as uncertain conditions will prompt many landlords to hold property and maintain value by focusing on the state of repair. Schedules of condition in particular are fertile grounds for dispute, and often deliver a level of protection which falls well short of tenants' expectations. And for terminal dilapidations claims, they have always been limited by s18(1) which effectively caps the landlord's recovery to diminution in the value of the subject property, between its value in and out of repair. Where are such negotiations when you factor in COVID? Have properties fallen into disrepair from being unoccupied? Has the tenant got no cash to do such works? Has COVID lowered demand in property and consequently their values, and how critical is it when a lease ended during the COVID crisis?

This webinar is aimed at property managers, and surveyors generally, whoever they represent.

Speakers:

Mark Shelton

Commercial Property Management Law Trainer, CPM Law Training Limited and Author of 'A Practical Guide to the Law of Dilapidations' and 'A Practical Guide to Applications for Landlords' Consent and Variation of Leases'

Jon Rowling BSc (Hons) MBA FCIARB FRICS

Technical Partner, Tuffin Ferraby Taylor (TFT)

Programme:

<p>Managing Estates and the Landlord's Interests in the Post-COVID World</p> <ul style="list-style-type: none"> • Shorter leases and more limited repair obligations • What terms are tenants looking for? • The demise of dilapidations • Strategies for minimising risk for both landlord and tenant <p>Implications of Common Lease Obligations</p> <ul style="list-style-type: none"> • Leaving the property better than you found it • Schedules of condition and the alternatives • VAT - Dilapidation payments will be subject to VAT (1 March 2021) • Other relevant lease provisions • Self-help and the leasehold property (Repairs) Act 1938 	<p>Issues on the Horizon for Property Mangers</p> <p>Waste</p> <ul style="list-style-type: none"> • Carbon emissions • Energy White Paper <p>Enforcement Following the Lifting of the Forfeiture Moratorium</p> <ul style="list-style-type: none"> • Mid-term and lease-end remedies • s.18 and diminution in value • s.18 and supersession • What is the landlord's goal, a repaired building or a final settlement? <p>Summary and Round Up of the Top Do's and Don'ts</p>
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