



Building & Project Consultants

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DILAPIDATIONS

PROCUREMENT

Due to WHP's ongoing relationship with the Client and providing EPC's (Energy Performance Certificates) to their portfolio, the Client also asked WHP to combine services to provide Dilapidations advice and negotiation skills when properties come to the termination of their lease.

BRIEF

To provide various forms of Schedules including items of disrepair for services, breaches of covenant for services, Interim / Terminal Schedules of Dilapidations and Condition Surveys for various Office and Industrial Units throughout the UK.

CLIENT'S REQUIREMENTS

WHP work closely with the individual Asset Manager to assess the condition of the units and provide professional legal advice on various aspects of the lease. WHP assist with the Landlords claims with the aim of achieving a positive and quick turnaround of the property to reduce the costs to both the Landlord and Tenant.

WHP'S APPROACH

WHP systematically reacts to each Property Managers request as and when properties require surveys at lease end. This can also be tied in to EPC's to give the Client even more cost savings.



Project	Dilapidation Surveys
Location	Nationally
Client	Ashtenne Ltd
Value	Negotiated Circa £800 - £3,000 Per Property
Date	March 2009
Duration	Ongoing



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CLIENTS RESPONSE

The Client was impressed with WHP's commitment and flexibility in accommodating surveys and meeting with the tenant's to assist with the handover of the properties back to the Landlord saving time and unnecessary legal costs.

PROJECT EXECUTION PLAN

- Ascertain Clients Brief & agree timescales
- Provide Fixed fee & agree in writing
- Set up a job file under ISO & confirm all contact details & access requirements
- Confirm Written communications & security passes
- Tenant liaison
- Submit point of contact & surveyor details
- Log and check all PPE & equipment & log as per ISO requirements
- Include full induction on site where required
- Carry out site risk assessment inc public safety
- Carry out survey
- Provide report to client
- Meet with client & advisors to review documentation
- Provide ongoing advice & negotiation to a full & final settlement
- Close job under ISO & archive accordingly



TESTIMONIAL

"WHP have provided an excellent service in the provision of EPC's and dilapidation advice for the NW, Cumbrian, Midlands and South East regions of Ashtenne Industrial Fund. They have proved to be very reliable and respond extremely quickly when EPC's have been required urgently. I look forward to working with the team at WHP in the future"

CLIENTS ADDED VALUE

WHP provided a standard fee matrix based on property size and type across all regions - this allowed WHP to inspect and report within 48 hours of instruction and provide the client with a costed summary of dilapidations. WHP are then able to negotiate a full and final settlement prior to re-letting / sale and assess the refurbishment potential of the sites. WHP's proactive approach gives the Client piece of mind that the Dilapidation issues are being resolved promptly. The client benefited from a cost effective, efficient and a reliable service across all regions. No other consultancy approach could provide this level of service and fee arrangement.

CLIENT CONTACT DETAILS

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