



## OUR DILAPIDATIONS SERVICE

Green Building Design (GBD) is a leading UK Mechanical & Electrical (M&E) dilapidations consultancy practice.

Simon Green BSc (Hons) CEng FCIBSE, Managing Director of GBD is an active member of the RICS London Dilapidations Forum and regularly lectures to RICS, CIBSE, large consultancy practices and asset managers on how engineering assessments gain favourable dilapidations results.

## THE DILAPIDATIONS PROCESS

At GBD, we understand the importance of starting a claim on the right foot. We ensure that we fully research the dilapidations brief and the scope of reinstatement obligations.

We are experienced in putting forward both the landlord's and tenant's claims and / or defending either.

We understand the commercial property environment and the need to get the deal done.

We take the time to consider the landlord's intentions for the building after the tenant leaves and thoroughly read copies of the lease and any licence to alter documents. We are then in a position to prepare accurate Scott schedules, with itemised costs from our own expert cost database.

Should the dilapidations schedule need converting to a tender, our design team provide detailed bills of quantities and ensure all costs are visible for both tenant and landlord to see. This ensures that any new designs are always carefully designed with cost in mind.

## OUR DILAPIDATIONS SERVICES INCLUDE

- Full commercial dilapidations surveys and reports
- Landlords' dilapidations surveys
- Tenants' dilapidations surveys
- Lease & claim negotiations
- Cost advice information
- Acquisition surveys
- M&E dilapidation training

## THE ROLE OF THE M&E ENGINEER IN REDUCING DILAPIDATIONS LIABILITIES

Since the introduction of the Dilapidations Protocol in 2012, there has been an increase in the accuracy of cost assessments and a reduction in notional budgets to support out of court resolutions, resulting in a reduction in dilapidations liabilities.

Whilst the Protocol has improved the way in which Building Surveyors manage this process, they are not usually qualified or experienced enough in assessing the condition of complex mechanical and electrical equipment. This can result in highly inaccurate assessments and generalised, non-technical statements being made.

When you consider that mechanical and electrical equipment accounts for a significant proportion of the total dilapidation cost, whilst RICS have stated that a majority of assessments do not involve an M&E Engineer, this is an area that can no longer be ignored.

It is our opinion that the optimal solution should include using the combined services of a Building Surveyor and an M&E Engineer. The M&E professional costs can usually be recovered from the tenant as long as they are 'reasonable'.

If you would like an exploratory discussion about how our Dilapidations Services can help you or you would like us to give a presentation to your staff, please contact Simon at [simon@gbuild.co.uk](mailto:simon@gbuild.co.uk) or Tel: 01992 552 111.