



Dilapidations claims are perceived to be complicated, expensive, unfair and overly long. There has been a significant change in approach following the formal adoption of the pre-action protocols, but there is no reason why this should be the case. Our aim at GIA is to settle claims efficiently and effectively, managing the dilapidations process to meet client objectives. Strategy is key to this process and early involvement is essential to secure successful exits.

We consider GIA to be the only firm who have the required technical capability to supply niche services such as dilapidations but with the ability to provide a commercial approach and understanding to these complex and technical sectors.

Dilapidations is a niche specialism and our aim is to demystify the process for clients and provide a leading edge gained from a sound technical knowledge and understanding of the market. We tailor our services to meet client drivers, with a focus on speed, effectiveness, commerciality and added value advice.

With circa 100 people, GIA are big enough to handle large portfolio's, but small enough to adapt our services to meet client requirements and budgets. Given our size, Partner's always lead dilapidations claims.

GIA act for both Landlords and Occupiers across all sectors. We have substantial experience in preparing and resolving dilapidations claims of all sizes and benefit from a strong network of partners to supply additional expertise where required. Using best in class consultants is essential.

THE SERVICES WE OFFER

We look to provide added value in all our advice, to highlight and reduce risks and increase certainty. This is especially important when considering interim dilapidations and break clauses. We provide a range of services and expertise, all of which can be tailored to your requirements. These include:

- Preparation and negotiation of both terminal and interim Schedules of Dilapidations.
- Dilapidations assessments for budgeting e.g. For FRS12/IAS 37 and development of dilapidations strategies.
- Advice on future action in the event of continuing breaches of lease e.g. repairs notice, section 146 notice etc.
- Procurement and implementation of dilapidations works on behalf of the tenant or landlord and monitoring roles where tenants undertake works to confirm compliance with dilapidations.
- Specialist advice in relation to break clauses and their implications.
- Expert witness and litigation support.