

All Run Down: Dilapidations

Modern Day Dilapidations in a Commercial Lease

Matthew Farrell · May 13th 2020

Virtual Seminar

PURSUE  EXCELLENCE

All Run Down: Modern Day Dilapidations in a Commercial Lease

When the recession hit in 2008, tenants became few and far between. Landlords were suddenly facing the prospect of a lengthy void period, meaning no income and various liabilities. They had to get money from somewhere. Dilapidations was an obvious source. Landlords started enforcing their dilapidations claims hard. On the other side of the fence, tenants had no money and so they started to defend the claims just as hard as they were pursued. This has led to a number of significant cases on dilapidations in the last eight years and, more importantly, an attitude change towards dilapidations claims in Scotland.

Mathew Farrell is a partner in Brodies property litigation team, with a particular specialism in dilapidations. He will discuss the following important considerations for any practitioner that deals with dilapidations, whether when negotiating a commercial lease or litigating a dilapidations claim:

- The common law implied terms and how to deal with them
- The repairing standard in its different guises
- Extraordinary repairs
- The role of the interim schedule of dilapidation
- The relationship between the lease and licences for works and the importance of giving proper notice
- Payment clauses and their effect; and
- Diminution in value and its place in Scotland

You will come away from the session with an understanding of how to revise a commercial lease to put your client in the best position with regards to dilapidations, and with an awareness of the arguments available to you if you are involved in a dispute over dilapidations.

[Book Now →](#)

At a glance

£180+VAT
3hrs CPD; 2–5pm
May 13th 2020
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Materials

Once delegates book the event, you will receive confirmation of your attendance, and a follow-up reminder email shortly before the event.

At the event, delegates will receive a comprehensive handbook covering issues raised, including any presentation material. The handbook will be provided hard copy, and these materials will be available to purchase after the event for those unable to attend.

The event begins at 2pm. Delegate registration is open from 1:30pm





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The Speakers



**Matthew
Farrell**

Matthew deals with complex and high value real estate disputes for a wide variety of clients, from property funds and corporate occupiers to developers and public bodies. He is especially well known for top end dilapidations disputes, having acted in the leading cases of *Grove Investments Limited v Cape Building Products Limited* and *@SIPP Pension Trustee Limited v Insight Travel Services Limited*. He also lectures on dilapidations at Glasgow Caledonian University.

The venue

Due to Government guidelines and COVID-19, CCPD will be delivering its seminars online, available on desktop and mobile, to ensure that our customers continue to receive the high-quality training they've come to expect.

Please get in touch if you have any questions, and we look forward to welcoming you in person before long.

Unable to attend?

If your diary precludes attendance at the event, the course materials will be available for purchase. Please contact us for more information.

CCPD Training

www.ccpdtraining.co.uk

info@ccdtraining.co.uk

0141 314 3682