

Thistle

Surveying

Chartered Surveyors | Project Managers



Our Services:

Dilapidations Survey -

Protecting Landlords & Tenants at Lease End

What is Dilapidations Survey?

A dilapidations survey assesses the condition of a leased property at lease end (or during occupation) to determine whether the tenant has complied with their repairing, decorating, and reinstatement obligations. These obligations arise under the Landlord and Tenant Act 1927 and the lease itself, supported by the Dilapidations Protocol under the Civil Procedure Rules.

Prices Start From £POA + VAT

Please contact us for a tailored quotation, final fee depends on property size, lease terms, and complexity of the claim. *Early professional advice can significantly reduce costly disputes – whether you are a landlord or a tenant, contact us before your lease ends.*

Our Services:

- ✔ Schedules of Dilapidations – prepared on behalf of landlords to set out breaches and required remedial works.
- ✔ Tenant Defence Reports – impartial advice for tenants to challenge or negotiate landlord claims.
- ✔ Interim Schedules – prepared during a lease term to highlight disrepair issues early.
- ✔ Section 18(1) Valuations – assess the financial impact of dilapidations and cap landlord claims to actual loss in value.
- ✔ Negotiation & Advice – supporting both landlords and tenants in resolving disputes.

Why Choose Us?

- ✔ Reports prepared by RICS Chartered Surveyors with specialist lease expertise.
- ✔ Impartial and independent advice for landlords, tenants, and solicitors.
- ✔ Clear, evidence-based reports to strengthen negotiations.
- ✔ Knowledge of the Landlord & Tenant Act 1927 and RICS Protocol guidance.
- ✔ Experience across offices, retail, industrial, and residential leaseholds.

Get in touch with our team today for more information or a tailored quotation:



✉ Info@ThistleSurveying.com

🌐 ThistleSurveying.com

☎ 0121 256 2561 (Option 3 - Surveys)