



Dilapidations  
Consultancy

# Capability Statement

## Capabilities

We provide industry leading dilapidations advice to occupiers and landlords of commercial property throughout the UK. Our capabilities include:

- Dilapidations Assessments
- Strategic Dilapidations / Lease Exit Advice
- Defence & Negotiation of Dilapidations Claims
- Detailed Lease Analysis
- Break Clause Compliance (vacant possession, material & absolute compliance)
- Implementation of Dilapidations Works
- Preparation of Schedules of Dilapidations
- Schedules of Condition
- Expert Witness

## Past Performance

- ✓ Reduction of landlords dilapidations claim from £4.5m to £950k.  
Achieved saving of £3.55m
- ✓ Preparation of 15 portfolio Dilapidations Assessments with strategic advice to minimise tenant's dilapidations liability
- ✓ Arranged & monitored tenant's dilapidations works, reducing dilapidations claim by £107,000
- ✓ Achieve average of 55% reduction on dilapidations claims for tenants
- ✓ Complied with complex material compliance break clause on 15,000 sq.ft industrial unit

## Featured Clients

- Mid-Counties Co-op
- Gallagher Properties
- ISupplyEnergy
- Birkett Green Lees
- Elliott Baxter

## Company Information

Company Number: 12510329  
VAT Number: 348049681  
Tel: 020 7101 4167  
Registered Address: 85 Great Portland Street, London, W1W 7LT

[www.m3dilapidationsconsultancy.co.uk](http://www.m3dilapidationsconsultancy.co.uk)  
[info@m3dilapidationsconsultancy.co.uk](mailto:info@m3dilapidationsconsultancy.co.uk)

Main Contact: **Kevin Murrell** MRICS

## Differentiators

- ✓ Niche focus on dilapidations
- ✓ Encourage a proactive approach to dilapidations
- ✓ Almost 20 years experience dealing with over 1,300 dilapidations cases
- ✓ Work with contractors who are familiar with dilapidations
- ✓ Experienced across all property sectors
- ✓ In-house roof drone surveys