

## Schedule of Condition



A Schedule of Condition details the existing condition of a building at a specific point in time.

AG's Schedules of Condition are an item-by-item written report describing the elements of the building and their condition with photographic and video recording evidence.

A Schedule of Condition is useful in many situations but is particularly important to commercial Tenants with repairing liabilities.

When acquiring property either under a new Lease or by taking an assignment it is essential that the Lease end liabilities are closely considered and a detailed Schedule of Condition will protect an ingoing Tenant by limiting the extent of work that can be claimed on expiry. To ensure protection, the Schedule of Condition should be agreed, signed and referred to in the Lease. We often also provide a Pre-Lease Building Assessment report to advise the ingoing Tenant of their likely maintenance liabilities over the term of the Lease and if relevant, identify 'high risk' items which should ideally be negotiated out of the Lease.

When are Schedules of Condition Used?

Schedules of Condition are often used to record the condition of a property or structure prior to significant construction or engineering work taking place nearby – such as works in connection with the Party Wall etc. Act 1996.

AG provide Schedules of Condition in hard copy and on CD or memory card for ease of reference in the future – This has proved most useful to prevent future disputes arising. A poorly prepared Schedule of Condition can in fact lead to more disputes than it solves.

### What our Clients say

M A C K I N T O S H 

“We engaged Anderton Gables to undertake a full schedule of condition upon our proposed lease of 10,000 square foot building. The report was highly detailed and highlighted a number of issues and concerns that had not occurred to us. Using the information provided by AG, we were able to satisfactorily modify the terms of the lease to our advantage. I would have no hesitation in recommending this company, the work was carried out in a timely and efficient manner and to budget.”

**Peter Hill**

## Our Commercial Building Surveying Services include...

- Dilapidations
- Pre-Lease Acquisition Survey
- Schedule of Condition
- Strategic Advice / Exit Strategies
- Building Reinstatement Cost Assessments
- Building Surveys
- Technical Due Diligence
- Defect Diagnosis
- Party Wall Matters
- Neighbourly Matters
- Expert Witness Services
- Licences for Alterations
- Planned Preventative Maintenance
- Stock Condition Surveys
- Measured Building & Site Surveys (2D or 3D)
- Area Referencing
- Development Progress Monitoring
- Ariel Photography & Video Capture
- 3D Laser Scanning & Drone Survey

For more information visit  
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