







We have been providing specialist input to assist in minimising the outcomes of terminal dilapidations claims faced by retail clients for over 10 years now. Some recent examples are tabulated below:

Address	Landlord's Claim	Tenant's Response by appointed building surveyors	Radius s18/DV	Settlement Sum	Comment
BURNLEY 	£100,000	£44,000	£22,500	£28,000	Settled at 36% <u>lower</u> than the assessment/Response by the Tenant's appointed building surveyors.
CAERNARFON 	£302,500	£158,500	£55,000	£55,000	Settled at our DV sum
EXETER 	£49,000	£28,000	£2,500-£5,000	£10,000	Settled at 64% <u>lower</u> than assessment of the Tenant's appointed building surveyors.
HEREFORD 	£101,000	£72,000	£42,000	£55,000	Settled at 24% <u>lower</u> than the Response/costed assessment by Tenant's appointed building surveyors.
PLYMOUTH 	£306,000	£101,000	£95,000	£75,000	Settled at 25% of the Landlord's claim (and again, lower than the Response assessment by the Tenant's appointed building surveyors).
ROCHDALE 	£154,000	£23,000	£15,000-£20,000	£23,000	The Radius DV compelled settlement at bang on the Tenant's Response sum, not the usual middle ground between opposing building surveyors.

Common to all the above are: (1) Settlements achieved at notably less than the Tenant's appointed building surveyors assessed in Response to the Landlord's claims; and (2) Without our DV input, settlements would otherwise have been negotiated at a sum in the range between opposing building surveyors.