



BLISS FOR SWIIS

SAVINGS OF £18,680



Swiis is one of the most substantial and reputed providers of independent foster care in the UK with 13 foster care facilities caring for nearly 700 looked after children and young people.

RESULTS

As an existing CVS Client, Swiis decided to utilise the CVS business rent reduction service after their Landlord issued a schedule of dilapidations. The issued dilapidations claim amounted to £56,680. The CVS Surveyor, Philip Emerick, successfully negotiated this down to £38,000, generating savings of £18,680 for this Client.

SURVEYOR COMMENTS

"This was a claim in dilapidations arising in a business unit on a business park in Glasgow. The Client had occupied two units together under two separate leases and was vacating one unit but retaining the other. The Landlord's Surveyor issued the dilapidations claim stating that in addition to the usual re-decoration of a premises, the Client should also be liable to pay for other various elements such as the closing up of intercommunication doorways on the ground and first floors, the removal of the alarm system, the reinstatement of holes in the pre-finished window and external doorways where a historic lock had been installed and in at least one case, an 'as built defect'.

The premises consisted of a steel framed, two story office building with brick elevations under a tiled roof, which was carpeted throughout and had radiator heating. Our Client's lease was quite onerous in its obligations on the tenant, specifically including the rectification of pre-existing dilapidations and also as constructed.

I carried out an intensive study of the lease terms and also carried out a thorough site visit. The Client was incredibly helpful in providing test certificates for gas, boiler, emergency lighting, electrical and alarm systems, demonstrating that all had been maintained, and certified safe where appropriate, and thus allowing these items to be deleted from the schedule of dilapidations.

Detailed negotiations took place and it became apparent that a compromise figure could be agreed, avoiding the expensive necessity of litigation. The compromise offer was fully discussed with the Client to ensure that they would be prepared to authorise the payment and a full and final agreement was reached under all heads of claim."

Philip Emerick, Rating Director, CVS



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"After already having used CVS' business rates service, we decided to sign up to their rent reduction service as well, and once again, we were not disappointed. Without their help, we would have had to pay an additional £18,680 on our dilapidations claim.

CVS offers a truly all-encompassing service and we would certainly recommend them to others."

OLIVER WEBBER,
COMPANY SECRETARY, SWIIS FOSTER CARE LIMITED

