Schedule of Dilapidations

Following some additional research after the need for one was queried, further clarification can be found below:

A Schedule of Dilapidations is served at the end of a lease.
The SoD details the disrepair arising from a tenants time in the property as per their obligations in their lease agreement. The Schedule is prepared by the Landlord to be able to claim disrepair against the tenant which can be as detailed as the decoration.

A Schedule of Condition is a detailed report that describes the condition of a property at the time of the lease agreement. It is a comprehensive inspection of the property, documenting the current state, existing defects, damages and wear and tear.
This report is the benchmark to which the condition of the property will be measured at the end of the lease term. (Via the SoD).
No SoC means the tenant runs the risk of being obliged to put the property into a better state and condition than before the tenancy agreement.
Please Note – the Bluett Report is a Schedule of Condition, the Parish Council acted/advised correctly by the solicitors at the time of the lease.

There is no need for us to create a SoD at this time. Please also note that I have been advised that even if the Condition report had not been created the contract would still be a legal document. It would just make it more difficult to agree on who's obligation it is to carry out repairs at the end of the term.

Rachel Freestone – Clerk
Emailed to Councillors12.09.24