



---

## Dilapidation Report - Risk Minimisation

---

A Dilapidation Report is a specific type of report which fully and accurately assesses a properties condition at a specific point in time, detailing any defects with current properties and using photographs and description to report these defects. Dilapidation Reports can be prepared for any type of property and are most common with buildings that are located on or close to development site boundaries.

Many council Development Approvals now stipulate that Dilapidation Reports are required prior to works commences and will detail what properties they must include. In addition to this these are a very useful report to have if the development works involve piling of any sort, as it potentially limits the claim from adjoining neighbours in the event that damage occurring.

The Reports are usually prepared by the Developer/Builder or their consultant but should be prepared independently to reduce any litigation or claims in the vent of damage. Ideally these should be carried out by a professional consultant (Chartered Building Surveyor) who has the knowledge, experience and background in preparing these specialist reports. Using a Chartered Building Surveyor would result in a professional independent report, produced in an industry recognised format, correctly worded and include the correct detail which can be referred to when the need arises.

Washington Browns Building Consultants are Chartered Building Surveyors and have adopted the Royal Institution of Chartered Surveyors recommended guidance notes when preparing the schedules. All Washington Browns Dilapidation Reports include the following:

- Summary of the Client brief
- A professional report which is written in a none technical language to make easy reading for non technical clients
- Introduction including building description and date & time of the inspection
- Comprehensive schedule recording the building elements with description, condition and photographic references to each item.
- Can include both internal and external areas, communal areas, roads and the like.
- Detailed appendices with photographs, identification sketch plans (if required) and declaration pages for owner signature prior to works occurring.



Washington Brown undertakes a number of these types of reports for a number of different client types which include multi-national developers, one-off large developments and local builder extensions etc. The scale of the reports are generally tailored to the clients requirements but Washington Brown also advise on the extent of properties that ideally should be inspected which will be based on consultation with engineers and type of foundation works.