

PROGRAMME



# Dilapidations Conference

From legal insights to practical solutions: elevate your dilapidations expertise





### Type of event

Face to face



### CPD Hours

5.5  
Formal

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The RICS Dilapidations Conference is the leading annual gathering for property professionals, bringing together surveyors, legal experts, and industry leaders to explore the latest trends and challenges in the field of dilapidations. This conference provides a unique opportunity to deepen your expertise, network with peers, and gain insights that will enhance your professional practice.

This year's agenda is packed with valuable sessions covering essential topics, from the commercial property market to case law updates and an in-depth review of Schedules of Condition. Attendees will have the chance to choose from breakout sessions tailored to address specific challenges, including mediation preparation, cost management, and collaborative strategies between surveyors and lawyers.

Additionally, the conference will delve into the latest technological advancements that are shaping the future of dilapidations, and address strategies to attract the next generation of professionals.

With a strong lineup of expert speakers and interactive discussions, this conference promises actionable knowledge, practical strategies, and meaningful connections to help you stay at the forefront of your profession. Don't miss this opportunity to refine your skills, expand your network, and keep ahead in a fast-evolving field.

# RICS Dilapidations Conference

Venue: Convener Sancroft St. Paul's, 200 Aldersgate St, London, UK EC1A 4HD

Date: 18 March 2025

08:30	Registration and networking	
09:30	Welcome remarks from the Conference Chair	
09:35	Opening Address: Exploring the Commercial Property Market and the Impact on Dilapidations	
10:15	Case Law Updates and Lessons from Recent Dilapidations Disputes	
11:00	Refreshment break & networking	
11:30	An In-depth Review of Schedules of Condition	
12:15	Preparing for Mediation in Dilapidations Claims	The Classification of Items and Why it is Important
13:00	Lunch	
14:00	Enhancing Collaboration Between Surveyors and Lawyers in the Dilapidations Process	Addressing Recent Cost Challenges
14:45	Transfer between sessions	
14:50	Tackling the Adversarial Nature of Dilapidations and Supporting Mental Health	Exploring the Use of the Residual Method in Diminution Valuation
15:40	Refreshment break	
16:00	The Future of Dilapidations; the Latest Technological Advancements and Attracting the next Generation	
16:55	Closing remarks from the Conference Chair	
16:55	End of conference	

## Programme

**08:30** Registration and virtual networking

**09:30** **Welcome Remarks from the Conference Chair**  
Claire Hood MRICS, Director, Building & Project Consultancy, Savills

### Opening Address

**09:35** **Exploring the Commercial Property Market and Economic Trends and the Impact on Dilapidations**  
This session will present expert knowledge on market research and forecasting, as well as the direct legal implications and how this will impact on your advice to clients and on dilapidations claims.  
**Emma Humphreys**, Partner, **Charles Russell Speechlys LLP**  
**Dr Walter Boettcher BA (Econ), MA, PhD**, Head of Research and Economics, **Colliers**

**10:15** **Case Law Updates and Lessons from Recent Dilapidations Disputes**

- Review of key recent dilapidations cases.
- How evolving case law impacts dilapidations practice.
- Practical lessons learned from court rulings.

**Toby Watkin KC, Landmark Chambers**

**11:00** **Networking and exhibition break**

**11:30** **An In-depth Review of Schedules of Condition**  
This session provides a comprehensive overview of the purpose, scope, and practical implications of schedules of condition in dilapidations claims. It will question how a schedule of condition works and equally, how does it not work? It will also question if there is an alternative.  
Discover practical strategies and techniques for mitigating risks, enhancing clarity, and ensuring the enforceability of schedules of condition. Through real-world examples and interactive discussions,

participants will gain valuable insights into optimizing schedule creation processes, fostering transparency, and minimising disputes.

**Jon Rowling FRICS FCI Arb, Director, Dilapidations, Dispute Resolution, JLL**

*Please choose a breakout option to join live on the day.*

### **1a Preparing for Mediation in Dilapidations Claims**

This session aims to equip Building Surveyors and related professionals with essential strategies for navigating mediation in dilapidations claims. Gain insights on effective preparation, negotiation tactics, and best practices to achieve successful outcomes in dispute resolution. This session will also cover 'Compulsory Mediation' as well.

**Jacqui Joyce, Mediator, The Property Mediators**

12:15

### **1b The Classification of Items and why it is Important**

Understanding the classification of items in a leased property is essential to properly addressing dilapidations, meeting legal obligations, and ensuring effective lease agreements. This session breaks down the crucial differences between integral items, landlord's fixtures, tenant's fixtures, landlord's chattels, tenant's chattels and discusses alterations, improvements, additions, Works (as defined in a licence) and fittings, fixtures, and chattels.

It will explain:

- why these classifications matter under common law, and
- how misclassification can lead to costly misunderstandings or disputes regarding tenant obligations

By understanding what needs to stay, what can go, and what rights tenants have, landlords and tenants alike can better manage property condition and compliance throughout and at the end of a lease term. This knowledge is vital for any professional involved in property management or legal matters related to leases.

**Caroline Shea KC, Falcon Chambers**

13:00

### **Lunch**

*Please choose a breakout option to join live on the day.*

### **2a Enhancing Collaboration Between Surveyors and Lawyers in the Dilapidations Process**

This session explores the critical collaboration between surveyors, both Valuation and Building Surveyors, and lawyers within the dilapidations process, examining how each profession's expertise and coordination can improve outcomes and mitigate costly oversights.

**Key topics covered:**

14:00

- **Licences to Alter:** how surveyors and lawyers can work together to ensure these licences are identified early in the process, reducing risk and maximising recovery.
- **Identifying the Registered Proprietor:** establishing effective strategies to confirm ownership early and collaborate accurate documentation will be shared

### **2b Addressing Cost Challenges**

This session will provide updates from BCIS and alternative resources and guide both large and small firms in accessing reliable data and costs for claims.

**Justin Sullivan FRICS FEWI MAE, CEO, Addair and RICS President Elect**

14:45

*Transfer between sessions*

*Please choose a breakout option to join live on the day.*

### **3A Tackling the Adversarial Nature of Dilapidations and Supporting Mental Health**

In this interactive session, gain valuable strategies for handling difficult conversations and managing client expectations effectively in dilapidations work. Through shared experiences and practical exercises, participants will learn techniques to reduce stress and anxiety, maintain mental well-being, and build resilience in demanding professional situations.

14:50

### **3b Exploring the Use of the Residual Method in Diminution Valuation**

Gain a deeper understanding of the residual method in diminution valuation with a clear breakdown of its methodology, sensitivities, and common criticisms. This session will also provide practical insights into potential alternative approaches. Engage directly with industry peers in a dynamic open forum to share perspectives and address real-world applications, equipping you with actionable knowledge to optimise valuation strategies.

**Henrietta Hammonds FRICS FCI Arb, Partner, Beckett and Kay**



**15:50** Refreshment break

**The Future of Dilapidations; the Latest Technological Advancements and Attracting the next Generation**

- Using technology (e.g., drones, 3D modeling, and AI) to improve dilapidations surveys.
- The impact of digital innovations on building assessments and reporting.
- Legal implications of using advanced technologies.
- How do we inspire the next generation?

**16:55** Conference wrap-up

**17:00** Conference close

## Delivering confidence

We are RICS. Everything we do is designed to effect positive change in the built and natural environments. Through our respected global standards, leading professional progression and our trusted data and insight, we promote and enforce the highest professional standards in the development and management of land, real estate, construction and infrastructure. Our work with others provides a foundation for confident markets, pioneers better places to live and work and is a force for positive social impact.

Americas, Europe, Middle East & Africa  
**[aemea@rics.org](mailto:aemea@rics.org)**

Asia Pacific  
**[apac@rics.org](mailto:apac@rics.org)**

United Kingdom & Ireland  
**[contactrics@rics.org](mailto:contactrics@rics.org)**



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