

## Liverpool John Moores University

Title: DILAPIDATIONS  
Status: Definitive  
Code: **5017BEUG** (102763)  
Version Start Date: 01-08-2011

Owning School/Faculty: Built Environment  
Teaching School/Faculty: Built Environment

Team	Leader
Del Williams	Y

**Academic Level:** FHEQ5  
**Credit Value:** 12.00  
**Total Delivered Hours:** 36.00  
**Total Learning Hours:** 120  
**Private Study:** 84

### Delivery Options

Course typically offered: Semester 2

Component	Contact Hours
Lecture	24.000
Seminar	6.000
Tutorial	6.000

**Grading Basis:** 40 %

### Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Report	AS1	Dilapidations Project	100.0	

### Aims

*The modules aims to allow students to develop an understanding of the Law of Dilapidations within the context of commercial property and to enhance the appreciation of the inter-relationship between law, practice and construction technology.*

### Learning Outcomes

After completing the module the student should be able to:

- 1 Adopt a legalistic approach to the determination of dilapidation's claims using relevant case law where appropriate.
- 2 Operate within the legal framework of the Law of Dilapidations and analyse the meaning of repair within the context of the law.
- 3 Produce a reasoned and logical schedule of dilapidations with accompanying costings.
- 4 Prepare a detailed report with an evaluation of the nature of dilapidation's claims.
- 5 Critically assess and appraise a completed dilapidation's claim.

### Learning Outcomes of Assessments

The assessment item list is assessed via the learning outcomes listed:

REPORT	1	2	3	4	5
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### Outline Syllabus

*The key concepts of dilapidations law.*

*Interpretation of the commercial lease concentrating on the repairing, reinstatement and yielding up covenants.*

*RICS Rules, Guidance and Procedures.*

*Surveys and inspections for dilapidation purposes.*

*Claim loss and value.*

*Bases of dilapidation's claims, including a review of negotiation techniques and defence criteria.*

### Learning Activities

Lectures, tutorials and seminars.

### References

<b>Course Material</b>	Book
<b>Author</b>	RICS
<b>Publishing Year</b>	2003
<b>Title</b>	Dilapidations Guidance Note
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	RICS Books
<b>ISBN</b>	184219075X

<b>Course Material</b>	Book
<b>Author</b>	Hollis, M. & Gibson, C.
<b>Publishing Year</b>	2000

<b>Title</b>	Surveying Buildings
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	Estates Gazette
<b>ISBN</b>	0854069798

<b>Course Material</b>	Book
<b>Author</b>	Dowding, N. & Reynolds, K.
<b>Publishing Year</b>	2000
<b>Title</b>	Dilapidations: the modern law and practice
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	Sweet & Maxwell
<b>ISBN</b>	0421702400

<b>Course Material</b>	Book
<b>Author</b>	RICS
<b>Publishing Year</b>	1998
<b>Title</b>	Building Surveys and Inspections of Commercial and Industrial Property
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	RICS Books
<b>ISBN</b>	0854068244

<b>Course Material</b>	Book
<b>Author</b>	Smith, P.F.
<b>Publishing Year</b>	1995
<b>Title</b>	West's Law of Dilapidations
<b>Subtitle</b>	
<b>Edition</b>	10
<b>Publisher</b>	Estates Gazette
<b>ISBN</b>	0728202506

<b>Course Material</b>	Book
<b>Author</b>	Hollis, M.
<b>Publishing Year</b>	1988
<b>Title</b>	Surveying for Dilapidations
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	Estates Gazette
<b>ISBN</b>	0728201043

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## Notes

The module provides an in depth understanding of the Law of Dilapidations together

with a practical appreciation of the technical approach required to submit or defeat a claim.

Students will be using the RAPID package to reflect on the acquisition of employability skills to date and identify opportunities for improving these skills.