

Peter Beckett for the Landlord; Terry Davis for the Tenant										
A small office building in a viable office location										
Contractual Claim and shortcut valuation										
				Landlord			Tenant			
				Contractual	Dilution/ supersession	Survival	Contractual	Dilution/ supersession	Survival	
Prime costs:										= originating difference
General repairs				30,000	0	30,000	30,000	0	30,000	
Decorations				40,000	0	40,000	40,000	0	40,000	
Reinstatement				60,000	0	60,000	60,000	0	60,000	
WCs				20,000	20,000	0	20,000	20,000	0	
Reception area				10,000	10,000	0	10,000	10,000	0	
Suspended ceilings				45,000	0	45,000	45,000	45,000	0	
Contractor's costs				205,000	30,000	175,000	205,000	75,000	130,000	
Preliminaries, overheads and profit @		20.00%		41,000	6,000	35,000	41,000	15,000	26,000	
TOTAL prime costs				246,000	36,000	210,000	246,000	90,000	156,000	
Fees:										
Preparation		2.50%		6,150	900	5,250	6,150	2,250	3,900	
Supervision		12.50%		30,750	4,500	26,250	30,750	11,250	19,500	
CDM co-ordination		1.00%		2,460	360	2,100	2,460	900	1,560	
TOTAL ex VAT				285,360	41,760	243,600	285,360	104,400	180,960	
Plus VAT		0.00%		0	0	0	0	0	0	
TOTAL Scott Schedule				285,360	41,760	243,600	285,360	104,400	180,960	
Consequential losses:										
Loss of rent	54	weeks @	£150,000	155,769			0			
Insurance premium	54	weeks @	£2,000	2,077			0			
Other irrecoverable costs	54	weeks @	£3,000	3,115			0			
Rates	41	weeks @	£48,510	38,248			0			
TOTAL basic claim				484,569			285,360			
Negotiation fees plus VAT		5.00%		24,228			14,268			
Solicitors' costs to date				500			500			
TOTAL claim ex interest				509,297			300,128			
Interest	67	weeks @	5.00%	32,810			19,335			
TOTAL due to date	(08-Jul-14)	542,107			319,463			