

Dilapidations

The latest judicial thinking

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Proudfoot v Hart (1890) 25 QBD 42



“ ‘Good tenantable repair’ is such repair as, having regard to the age, character, and locality of the house, would make it reasonably fit for the occupation of a reasonably-minded tenant of the class who would be likely to take it.”

Riverside Property Investments v Blackhawk Automotive [2005] 1 EGLR 114



Mason v Total Final Elf [2003] 3 EGLR 01



The tenant is not required to return the premises in the same condition as they were let



Anstruther-Gough-Cathorpe v McOscar [1924] 1 KB 716



Sunlife Europe Properties v Tiger Aspect Holdings [2013] EWHC 43 (TCC)



Pgf II SA v Royal & Sun Alliance Insurance Plc [2010] EWHC 1459 (TCC)



**Coldunell Ltd v Hotel Management
International Ltd** [2022] EWHC 1290 (TCC)



“Where equipment, fixtures and fittings do need to be replaced by the tenant so that the covenant is complied with, they need only be replaced to the same standard as was there at the time of the demise **subject to any new equipment, fixtures or fittings meeting current legal, regulatory and safety standards.**”

Craighead v Homes for Islington Ltd [2010] UKUT 47 (LC)



Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015



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ENERGY CONSERVATION, ENGLAND AND WALES

The Energy Efficiency (Private Rented Property) (England and
Wales) Regulations 2015



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