



UNIT 4 EDISON PLACE, DUNDEE



- Section 18 for Tenant
- Landlord's Claim – £63,788.90
- Section 18 valuation - £10,000
- Settlement - £32,000
- Prudential Assurance – v – James Grant - found that it is not necessary for the Landlord to provide DV to substantiate their claim in Scotland
- However, Court may be persuaded by a Tenant's DV that the Landlord's loss can be 'capped' at a lower level than the 'costs of works'
- Older industrial unit with limited marketability – therefore dealing with certain works (including 'dirty' rooflights, 'soiled' cladding) will have no positive impact on value
- Landlord accepted Diminution argument in agreeing a lower settlement than their Claim



"There being no statutory equivalent of s18 in Scotland, I am in no doubt that your Diminution Valuation report greatly unsettled the landlords in this case, assisting me is settling at notably less than was otherwise likely"