



ANDERSON STRATHERN
SOLICITORS

RFPP Seminar

4th February 2016

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Appropriate Document

- To you/who prepares what is a FRI lease?
- Expectation – Scottish/English clients
- Insurance – excess – shortfall

Schedule of Condition

- Records state of the premises at entry
- The benefit of the initial tenant or all tenants?
- In the lease or Back Letter?
- Excuse landlord as well as tenant?
- No better / no worse repair
- Spread of defect
- Landlords right to remedy

Uninsured risks definition – trap for landlords

- Tenants to notify if occurs
- Time for landlords to choose
- Time for tenant to choose
- Rights terminate
- Rent and service charge abatement

Rent review open market value – inflation – step to rents

- Cap/collar
- Wording re inflation rises
- Fall back
- Worked example

Rent review continued

- Headline rents
- Disregard of license
- Statutory works

Sub letting

- Shorter term/weaker covenant
- Restriction re minimum rent payable
- Back Letter
- Landlord can call for information
- Disregard existence of sub-lease and rent payable at review

Any questions?

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