



**Claire Boyes**  
**BSc (Hons) PG Dip**  
**MRICS**  
**Associate**

### Building Consultancy

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### Key Clients:

- Centurion Properties Limited
- Brixton plc
- IPC Media
- Muse Developments
- McDonald's Restaurants Ltd
- Workspace Group plc
- Somerfield Stores Ltd
- The Portman Estate
- Threadneedle Investment Services Ltd

**Claire is a dilapidations specialist with significant practical experience of lease-end commercial dilapidations claims. Working for both owners and occupiers she has enforced, defended and provided strategic advice on a large number of dilapidations claims and on a variety of properties types.**

### Previous instructions include:

- Centurion Properties, Bretby Business Park, Burton on Trent: Undertook a detailed appraisal of the tenant's liabilities for laboratories and coal testing facilities and presented claim totalling £2.2million which was utilised for lease negotiations.
- Haringey Council, Lawrence Road, Tottenham: Achieved a nil contribution to the landlord's £1.4million claim on a light industrial unit following a detailed response document and valuation advice in conjunction with tri-party negotiations between landlord's and head tenant's surveyors.
- IPC Media, Brettenham House, London: Acting for the main occupier of 115,000sqft office, successfully negotiated an 80% reduction in the landlord's claim of approximately £1million to agree a contribution of £187,500, a percentage of which was recovered from client's sub tenants.

Prior to joining Savills in October 2007, Claire spent the last four years at Malcolm Hollis specialising in landlord and tenant work.

She holds a Business Administration degree from Cardiff University and part trained as a management accountant on the CIMA scheme before taking a Post Graduate Building Surveying degree in 2003.

Claire is a member of RICS and lectures to internal departments and external clients, as well as undertaking expert witness work. She is a member of Savills Expert Witness panel.