



MAIDSTONE LEISURE CENTRE

PROJECT SUMMARY

Schedule of Condition at Maidstone Leisure Centre

TEAM

Building Surveying

LOCATION

Maidstone Leisure Centre,
Mote Park, Maidstone, ME15
7RN

CLIENT

Maidstone Borough Council

DATES

July 2025

SUBHEADER

Graham + Sibbald were instructed by the Landlord of Maidstone Leisure Centre to prepare a Schedule of Condition ahead of a new letting. The instruction came with a demanding timescale, requiring us to deliver to support ongoing lease negotiations.





WHY G+S

If you are looking for a Building Surveying team who can help you maximise the value of your property and minimise your costs and liabilities, then we are the team to come to.

We work with a broad spectrum of clients, including leading names in the public and private sectors. We represent a wide spectrum of clients including Local Authorities, Inward Investors, Government Departments, Major Retailers and Industrialists, Licensed Trade Operators and Insurance Loss Adjusters among others.

APPROACH

We mobilised our team at short notice to carry out a full inspection of the property, drawing on our expertise in dilapidations and lease obligations, we prepared a Schedule of Condition that not only documented the existing state of repair but was also strategically formulated to protect the landlord's long-term interests under the new lease.

KEY CHALLENGES

Working in a busy public leisure facility presented operational challenges. As our team are DBS-checked, we were able to work appropriately in areas used by children and vulnerable people. Through careful planning and efficient time management, we scheduled our inspections around classes, activities, and periods of high footfall, ensuring minimal disruption to the centre's day-to-day operations.

RESULTS

We delivered the Schedule of Condition within the required timeframe, enabling lease negotiations to proceed without delay. The Landlord was

highly satisfied with the speed of turnaround, the quality of the documentation, and the additional value we brought by embedding strategic lease knowledge into the Schedule.

The Landlord praised our ability to react quickly, work sensitively within a live leisure environment and provide documentation that not only protected their interests but also strengthened their negotiating position for the future.

KEY MESSAGE

Our understanding of how repairing obligations operate in practice meant that the Schedule was drafted to be more than a technical record. It was a tailored factual document that gave the Landlord stronger leverage in negotiation and clear protection against future disputes. By anticipating how the lease covenants would be enforced over time, we provided our client with a Schedule that enhanced value far beyond the immediate letting.

"Graham + Sibbald provided an excellent service in preparing the Schedule of Condition for Maidstone Leisure Centre. Working to a tight programme, their team mobilised and delivered a high-quality, detailed document within the required timeframe, ensuring our lease negotiations could proceed without delay."

"They handled the challenges of working within a live leisure environment exceptionally well. We were very pleased with the outcome and would not hesitate to recommend Graham + Sibbald for similar instructions."

Mike Evans, Property and Leisure Services Manager

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