

Discounted Sale housing

Affordable Housing Valuation



Use this standard valuation template in determining the open market valuation of an affordable property in Eden District

Please Note: This sample valuation format is prepared solely to illustrate the information required by Eden District Council to approve a valuation. Anyone relying upon it should include their own disclaimers and reservations etc.

To: (client) **Date:**

Re: (Property Address)

This valuation has been made in accordance with the Practice Statements in the RICS Red Book (refer to latest edition).

1.0 Instruction

We confirm your instructions of 202... to carry out a valuation in respect of the above property and the requirement for a formal valuation by Eden District Council.

2.0 Tenure

3.0 Tenancies

4.0 Description

Type of accommodation (e.g. 2 bedroomed flat)

Floor area (Gross Internal Area) of each unit

5.0 Year of construction

6.0 Construction

7.0 Accommodation

a. Description of nature of accommodation.

b. Include as a minimum photographs of all reception rooms, kitchen, bathroom, front elevation and any garden areas within report. Or, if the property is under construction at the point of valuation include Floor Plans, Elevation Plans and provide details of the standard specifications included within the valuation i.e. carpet/flooring, white goods, oven, turf, etc.

c. Also include checklist with estimated age of boiler, double-glazing and number of parking spaces (and indicate whether communal or exclusive use). Also indicate whether the property has an exclusive garden area.

8.0 Garage(s)/ other permanent buildings

9.0 Services

10.0 Roads and footpaths

11.0 Matters that might affect value

11.1 Obvious evidence of serious disrepair or potential hazard to the property

11.2 Other matters likely materially to affect the value

12.0 Matters to be checked by conveyancers

13.0 General remarks

We understand that the property must be sold at % of market value though our valuation under Section 14 is of the full market value ignoring any reduced sale price.

14.0 Valuation (assuming vacant possession unless otherwise stated)

14.a Market Value defined as: (adopt latest RICS Red Book definition)

Market Valuation in present condition £
(THOUSAND POUNDS)

15.0 Other matters specifically requested in the instruction

16.0 Valuation commentary including comparable evidence

a. Must include a minimum of three comparable transactions with valuation rationale / commentary to justify market value figure put forward.

17.0 Valuation certificate

I certify that the property in this report has been inspected by me, that I valued the property as an Independent Valuer and prepared this report, and that I am not disqualified from reporting on the property. I confirm that the Eden District Council can rely upon this Valuation.

.....
(Member of the RICS) (RICS Registered Valuer)

Please note: This guidance note is intended as a general outline only of the Council's requirements which should be incorporated into a valuation prepared by a Chartered Surveyor (RICS Registered Valuer).

This valuation to be submitted to: Housing Development Officer
Town Hall
Corney Square
Penrith
CA11 7QF

Or via email to camilla.carruthers@eden.gov.uk