



**Westmorland  
& Furness  
Council**

## Discounted Sale housing Affordable Housing Valuation

Use this standard valuation template in determining the open market valuation of an affordable property in Westmorland and Furness.

**Please Note:** This sample valuation format is prepared solely to illustrate the information required by Westmorland and Furness 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 Westmorland and Furness Council.

### **2.0 Tenure**

### **3.0 Tenancies**

### **4.0 Description**

Housing Services, Voreda House, Portland Place, Penrith CA11 7BF

T. 0300 373 3300

[westmorlandandfurness.gov.uk](http://westmorlandandfurness.gov.uk)



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**

Housing Services, Voreda House, Portland Place, Penrith CA11 7BF

T. 0300 373 3300

[westmorlandandfurness.gov.uk](http://westmorlandandfurness.gov.uk)

## **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**

Housing Services, Voreda House, Portland Place, Penrith CA11 7BF

T. 0300 373 3300

[westmorlandandfurness.gov.uk](http://westmorlandandfurness.gov.uk)

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 Westmorland and Furness Council can rely upon this Valuation.

.....  
(Full name and signature of Member of the RICS)

.....  
(Name of the Company)

**Please note:** This 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  
Voreda House  
Portland Place  
Penrith  
CA11 7BF

Or via email to  
[affordable.housing@westmorlandandfurness.gov.uk](mailto:affordable.housing@westmorlandandfurness.gov.uk)

Housing Services, Voreda House, Portland Place, Penrith CA11 7BF

T. 0300 373 3300

[westmorlandandfurness.gov.uk](http://westmorlandandfurness.gov.uk)