

EXETER CITY COUNCIL
HOUSE VALUATION CIRCULATION FORM

FROM: HEAD OF HOUSING SERVICES

TO: HEAD OF ESTATES SERVICE

DATE: _____

HOUSING ACT (AS AMENDED) 1985 - SALE OF COUNCIL HOUSES

Address

The tenant of the above property has applied for the Right to Buy.

I shall be obliged if you would provide your assessment of the current market valuation of the property (please see attached details)

To be completed by:

RTB No

Date built:

Type

Improvements advised by tenant:

Improvements for which an allowance has been made in the valuation

Telephone

Date/time:

I attach details of the assessed current market value of the property where the tenant has exercised the Right to Buy under the provisions of the Housing Act (As Amended) 1985.
Please find attached plans

Signed:.....

Date:.....

OFFER NOTICE INFORMATION:

RTB:

Offer to:

It has been established that you have the Right to Buy from:

EXETER CITY COUNCIL

The house known as

Market Value as at:

The following structural defects are known to exist:

Additional Notes:

VALUER'S INSTRUCTIONS - PLEASE INSERT PARAGRAPH BY INSERTING TICK IN THE BOX REQUIRED AND STRIKING OUT THE PARAGRAPH TEXT OF THE ONES NOT APPLICABLE

- ☐ Pedestrian right of way to be reserved/granted* over footpath/passageway* shown coloured brown/blue/green/yellow* on the plan subject to payment of % of cost of future maintenance.
- ☐ Right of support for bedroom(s) which extend(s) over passageway.
- ☐ Open plan front garden, shown hatched black on the plan.
- ☐ Vehicular and Pedestrian right of way to be reserved/granted* over garage forecourt shown coloured yellow on the plan subject to payment of a proportion of cost of future maintenance.
- ☐ Vehicular and Pedestrian right of way to be granted over un adopted road as coloured yellow on the plan subject to payment of a proportion of cost of future maintenance.

Dated:

VALUERS:

RTB

Information for cost floor limit:

Apportionment of land £.....

Art of total cost of £.....

Date of inspection

Valuation £..... (.....)

As at

The open market value of the freehold interest of the above property, with vacant possession, as shown on the accompanying plans has been made in accordance with Section 127 and Parts I and II of Schedule 6 of the Housing Act 1985 (as amended)

The value has been assessed on the assumption that a restrictive covenant will be imposed limiting the use of the property to residential purposes only.

In making my valuation I have disregarded the improvements as set out in paragraph 6 which, I have been informed, were carried out by persons qualified under Section 127(4) of the Housing Act 1985. I have also disregarded the additional improvements which are listed.

This report may not be taken to imply that no other defects other than those briefly identified exist in the property, as a full structural survey has not been undertaken and the main services have not been tested.

This report is considered Exempt Information within the terms of paragraph 9 of Schedule 12A to Local Government Act 1972 (see Section 1 and Part 1 Schedule 1 to Local Government (Access to Information Act 1985) Act 1985 and should be treated accordingly.

Signed by Valuer:
(Estates Division)

Date:

RTB INSPECTION - HOUSES

RTB No:

Weather during inspection:

1. **Address:**

2. **General Description:**

House/Bungalow

Garage/Hardstanding/Space for car

Rear Access: Yes No

Semi/End Terr/Terrace

Garage Forecourt: Yes No

Open Plan front garden: Yes No

3. **Shared Access:** Yes No

Front path shared with No.

Maintenance %

Passageway shared with No.

4. **Construction:** Roof

Walls

Windows

EXTERIOR

5. **Boundaries (Facing Building)**

Front:

Front Right:

Front Left:

Rear Right:

Rear Left :

Rear:

Front Garden:

Rear Garden:

6. **Front Elevation**

Walls:

Windows :

Door Canopy:

Roof:

Chimney:

Rainwater Goods:

7. **Rear Elevation**

Walls:

Windows:

Door Canopy:

Roof:

Chimney:

Rainwater Goods:

8. **Side Elevation**

Walls:

Windows:

Door Canopy:
Roof:
Chimney:
Rainwater Goods:

RTB No:

INTERIOR

9. Room:

Walls -
Ceiling -
Floor -
Door -
Window -
Heating -

10. Room:

Walls -
Ceiling -
Floor -
Door -
Window -
Heating –

11. Room:

Walls -
Ceiling -
Floor -
Door -
Window -
Heating -

12. Room:

Walls -
Ceiling -
Floor -
Door -
Window -
Heating –

13. Room:

Walls -
Ceiling -
Floor -
Door -
Window -
Heating -

14. Room:**RTB No:**

Walls -
Ceiling -
Floor -
Door -
Window -
Heating -

15. Room:

Walls -
Ceiling -
Floor -
Door -
Window -
Heating -

16. Room:

Walls -
Ceiling -
Floor -
Door -
Window -
Heating -

EVIDENCE**17. Comparables - Other Council House Sales**

| Address | RTB No. | Date of Val. | Type | Market Value £ |
|---------|---------|--------------|------|-------------------|
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18. Open Market Transactions

| Address | Date of Val. | Type | Consideration £ |
|---------|--------------|------|--------------------|
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VALUATION**19.**