

The Survey and Valuation Department

0121 422 4011
(option 3)

www.scriven.co.uk



Scriven & Co.

Established 1937

The Department

The Scriven & Co. survey and valuation department is able to carry out a wide range of valuation and survey work in the Birmingham, Black Country and Worcestershire areas.

We act for a range of clients (both small and large) from the private, public, professional and corporate sectors. In each case we aim to provide an efficient, yet personal, service carried out to the highest professional standard. To assist in achieving this aim, the department has ISO 9001 accreditation and also has in place an on-going training and professional development programme.

The Team

The department is fronted by Kevin Davis MRICS, who has over 25 years experience in valuations and surveys. In accordance with ongoing changes in the industry, Kevin is qualified to provide Domestic Energy Reports and Home Inspection Reports.

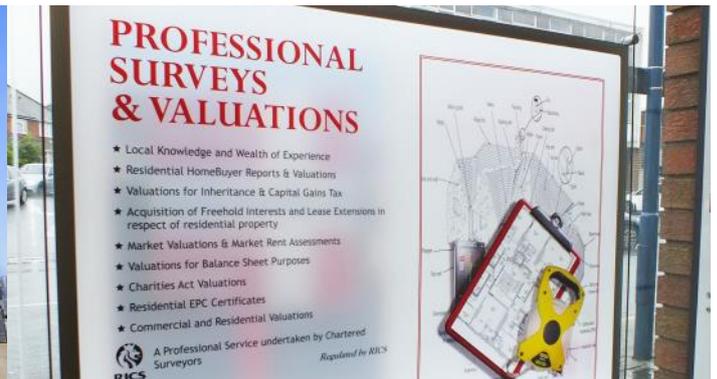
Further specialist valuations of Commercial Property and Land Appraisals are undertaken by Martin Scriven, Bsc (Val Est Man), FRICS, Direct line: 0121 506 6950 Email: martinscriven@scriven.co.uk

Types of Valuation

Scriven & Co. are able to provide valuations for most types of properties including residential, retail, industrial, commercial and development land for a variety of purposes including:

- property purchases and disposals
- rental agreements and reviews
- taxation (capital gains tax, inheritance tax, transfers between connected persons and companies, etc.)
- probate
- matrimonial matters
- pension fund requirements
- building reinstatement for insurance purposes
- sale and purchase of freehold ground rents for investors and owner occupiers
- the RICS Homebuyer's Survey and Valuation Report
- Energy reports on residential property
- Home inspection reports

Scriven & Co also subscribe to the Quest Electronic Valuation System.



RICS Homebuyers Survey and Valuation Report

This report is generally undertaken on behalf of private buyers (either cash purchasers or those dependent upon a mortgage) who require a general overview of the property enabling them to make an informed decision upon the purchase. It is carried out to a standard as set out by the Royal Institution of Chartered Surveyors and is particularly suited to properties constructed since 1900 and those which are of conventional construction.

The inspection will include all reasonably accessible parts of the property both internally and externally (from ground level or publicly accessible areas) and the roof space. It will also include outbuildings and the site boundaries (but only in relation to serious defects). An overall assessment of the adequacy of the services will be given (but they will not be tested).

The report will provide the following:

- Market value of the property
- An assessment of the property's general condition. It identifies what the surveyor considers to be the most important issues. By applying condition rating to elements of the building, the services and any garages and permanent outbuildings, the Surveyor will advise whether defects are serious or urgent.
- Identification of matters with potential legal implications which the client's legal advisor should investigate further
- Identification of matters which have potential safety implications
- The recommended reinstatement cost for insurance purposes
- Advice upon marketability of the property both current and in the future

The following scale of charges is applicable to carrying out a Homebuyer's Survey and Valuation

- Up to £100,000 £510.00 inc VAT (*£425.00 plus VAT*)
- £100,000 - £150,000 £540.00 inc VAT (*£450.00 plus VAT*)
- £150,000 - £200,000 £570.00 inc VAT (*£475.00 plus VAT*)
- £200,000 - £300,000 £630.00 inc VAT (*£525.00 plus VAT*)
- £300,000 and above by negotiation

For all other valuation work a written fee quotation will be required.

In accordance with RICS requirements we would be pleased to forward a letter of engagement upon request.



Freehold Purchases and Lease Extensions

Kevin Davis is a specialist in the negotiation of the purchase and sale of freehold interests and ground rents. He is also able to advise occupants of flats who wish to extend the length of their existing lease. The service provided will include an inspection of the property and a formal written report and valuation at a charge of £180.00 inc VAT (*£150.00 plus VAT*).

Subsequent negotiations and agreement with the freeholder/leaseholder will incur a further charge of £420.00 inc VAT (*£350.00 plus VAT*).

If negotiations are not settled amicably then the cost of preparation for a Hearing at a Local Valuation Tribunal will be by further negotiation.

RICS Condition Report

The RICS Condition Report offers a concise overview of the condition of the property and follows a similar but shortened version of the RICS Homebuyer Service. It provides a description of the construction and condition of the dwelling highlighting any major risks or legal issues.

It may be particularly useful in complementing a mortgage valuation or for the purchaser who is happy with the purchase price agreed but requires an assessment of the fabric of the building.

The RICS Condition Report does not include a market valuation, reinstatement cost or repairs or maintenance advice.

The following scale of charges is applicable to carrying out the RICS Condition Report service:-

Up to £100,000: £360.00 inc VAT (*£300.00 plus VAT*) £100,000-£150,000: £390.00 inc VAT (*£325.00 plus VAT*)

£150,000-£200,000: £420.00 inc VAT (*£350.00 plus VAT*)

£200,000-£300,000: £480.00 inc VAT (*£400.00 plus VAT*)

£300,000 and above by negotiation.

Energy Performance Certifications

It is a legal requirement to provide an Energy Performance Certificate whenever a property is marketed for sale or to let.

An EPC provides an assessment of how efficient a property is and in its use of energy. The EPC also makes recommendations as to how the energy rating can be improved and the savings which could accrue if the recommendations are implemented.

Furthermore, the EPC gives details about the "Green Deal" scheme which gives owners or tenants the opportunity to improve the energy efficiency of the property that they live in without having to pay for the work up front.

Standard Charge: Residential £90.00 inc VAT (£120.00 inc VAT including floorplan)
Commercial property by arrangement.

To contact us...

Call Yvonne Owen on 0121 422 4011 (option 3) and we will make arrangements to carry out the required valuation as soon as possible. Likewise, please contact us if you have any queries in respect of valuations or specific requirements.

Alternatively, Kevin Davis can be contacted on his direct dial number 0121 506 6961 or mobile 07787 103862 or email kevindavis@scriven.co.uk

Scriven & Co. Survey and Valuation Department

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Department Opening Hours: Mon-Fri 9.15am-5.15pm

