



Llywodraeth Cymru
Welsh Government

Help to Buy – Wales

Valuation Guidance

(Please provide a copy of this guide
to your nominated RICS Valuer
once instructed)



www.gov.wales/helptobuy

On the following pages you will find information about Help to Buy (Wales) Limited RICS valuation guidance for all after sales transactions that require Help to Buy (Wales) Limited consent.

Having read this information, if you need to contact Help to Buy (Wales) Ltd at any time please use the following contact information:

Post Completions Team

Email: postcompletions@helptobuywales.co.uk

Telephone: 08000 937 937 option 2

Fax: 029 2080 3451



What is Market Value?

Market Value means the price (established in accordance with current RICS Valuation Standards) at which the sale of the property would have been completed unconditionally for cash consideration on the date at which the property is valued on an arms length sale in the open market disregarding:

- a. any additions or improvements (other than decorative improvements) made to the property by you with the written consent of Help to Buy (Wales) Ltd;
- b. the existing first charge over the property in favour of your mortgage lender;
- c. any tenancy and/or any other right of occupation affecting the property.

But assuming:

- a. a willing seller and willing buyer;
- b. that prior to the date at which the property is valued the property has been fully exposed to the market and there has been a reasonable period (having regard to the state of the market) for the proper marketing of the property and for the agreement of price and terms and for the completion of the sale;
- c. if the property or any part of it has been destroyed or damaged it has been fully restored;
- d. the property is in good repair and condition, well maintained and decorated as at the date at which the property is valued and any garden of the same has been properly maintained and stocked with plants and that any integral kitchen appliances (including without limitation any dishwasher and/or washing machine) are in good mechanical order;

- e. that no account is taken of any additional bid by a purchaser with a special interest;
- f. that both parties to the transaction have acted knowledgeably, prudently and without compulsion;
- g. that all the covenants on your part in the *Help to Buy – Wales* shared equity mortgage have been fully complied with; and
- h. that the property will be vacant upon the completion of any disposal of the property.

Valuation guidelines

You must instruct your own RICS valuer (registered member of the Royal Institute of Chartered Surveyors) to carry out the valuation and confirm the current Market Value.

You should instruct the RICS valuer and return the completed valuation report along with the post completions instruction form.

NB: Memorandum of sale also required when selling the property.

Following receipt of all documents *Help to Buy Wales* will provide a provisional redemption statement via email to yourself (customer) and nominated solicitor **within 10 working days** of receipt.

When instructing the RICS valuer please ensure you inform them that the following information **must** be included within the report:

- The valuer must have experience in the valuation of residential properties in the region.
- The valuer must confirm the Market Value of the property as defined in this information pack.

- The valuer must be registered with the recognised qualification of RICS.
- The valuer to provide **3** comparable properties and sale prices within the last 6 months of similar property types within a 5 miles radius of the subject property postcode area.

Ensuring Including:

- House number and post code
- Property type i.e Detached, terraced, flat, apartment
- Number of bedrooms (where possible)
- Date of Sale (MM/YY)
- Inspection date

This is to ensure that *Help to Buy Wales* can verify the comparables provided.

NB: If there are no comparable properties available the valuer must provide the best available and state this within the report.

- The valuer must not be related or known to you and independent from the estate agent marketing or handling the sale and acknowledge this within the report.
- The valuer must inspect the interior of the property and provide a full valuation report confirming the inspection date.

NB: The report will be valid 3 months from the inspection date.

- Valuations carried out for bank or mortgage purposes are not acceptable.
- The report should be produced on company headed paper and in a PDF format or as a non-editable document.
- Signed (e-signature acceptable) by the valuer and include the RICS panel number.
- *Help to Buy (Wales) Ltd* will require a copy of the valuation.

If the valuation report does not meet the above guidelines, you will be required to liaise with the RICS valuation surveyor for rectification; any additional costs incurred for this will be your responsibility.

Validity Period

The RICS valuation will only be valid for 3 months from the date of inspection.

If the transaction does not complete within this time you will need to provide another valuation at your own cost.

This further valuation can be a Desktop Valuation from the surveyor who originally inspected your property.



Desktop Valuation Criteria

Desktop valuations are allowable after the original valuation has expired.

A desktop valuation report will extend the original report for a further 3 months.

The Valuer must be the original surveyor from the first inspection.

It must be conducted and sent to *Help to Buy – Wales* within 2 weeks of the original valuation expiring (**where possible**).

The valuer does not need to reinspect the property, but they must make reference to the original report and confirm the updated report is a Desktop Valuation.

If the property has increased or decreased in value, the Valuer must provide at least 6 comparable properties and sale prices within the last 12 months.

If 6 are not available the valuer must state this clearly within the report.

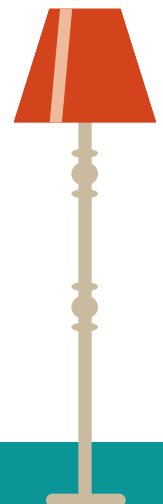
The report must be on the valuers company headed paper and in a PDF format or as a non-editable document.

If the desktop report expires and a total of six months has been reached and you are yet to complete the transaction you will need to instruct a valuer to re-inspect your property and provide a new RICS valuation report.

If it is considered that the valuation does not accurately reflect the market value, HtBW will contact you and may also wish to speak to your RICS valuation surveyor.

This may result in a revised market valuation.

HtBW have the discretion to extend a valuation where completion is imminent in exceptional circumstances only.



Help to Buy (Wales) Ltd

For more information, our contact details are below:

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Please contact us if you would like a copy of this document in large type or Braille.