



This form should be completed by the local authority (LA). When completed it should be emailed, along with the LA1 form to dwpvaluations@voa.gov.uk

Local authority details

01 Local authority address	03 Email address
<input type="text"/>	<input type="text"/>
<input type="text"/>	04 Your reference number is:
<input type="text"/>	<input type="text"/>
Postcode <input type="text"/>	05 Date of completion
02 Phone number	DD/MM/YYYY
<input type="text"/>	<input type="text"/>

Valuation of interest in property (LA to complete)

06 We have received an application for Housing Benefit/Council Tax Support and need to know the market value of the customer's interest in the property at this address:	08 Please tell us the:
<input type="text"/>	<input type="checkbox"/> Market value Part 1
<input type="text"/>	<input type="checkbox"/> Market value of customer's share Part 2
<input type="text"/>	09 Complete one of the following:
Postcode <input type="text"/>	The deemed share is:
07 Please give your opinion for this property at the date or dates:	<input type="text"/> %
DD/MM/YYYY	The actual share is:
<input type="text"/>	<input type="text"/> %
<input type="text"/>	10 Name
<input type="text"/>	In CAPITALS
	<input type="text"/>
	11 Date
	DD/MM/YYYY
	<input type="text"/>

Part 1: Market value (VOA to complete)

12

In my opinion the market value of the property was

£

on

£

on

£

on

13

Please give any additional information in the box below

14

I confirm that:

• no deduction has been made for any mortgage or other liability secured on the property, or for any expenses of sale.

• I have taken into account all of the relevant information I have been given about the property.

Name

Professional qualifications

Date

DD/MM/YYYY

Phone number

VOA reference

Part 2: Market value of share (VOA to complete)

15 I confirm that using the information supplied I have:

- assumed the customer is a willing seller
- considered any encumbrances
- assumed the ownership and any encumbrance are deemed to be in equal shares in joint ownership cases only

and considered:

Please tick the sections which apply

- ☐ A – rights of occupation possessed by occupants who are not owners
- ☐ B – if the other owners would agree to the sale of the asset as a whole
- ☐ C – if the other owners would be willing and able to buy the share
- ☐ D – the occupation of the property by other owners and whether they would be willing to vacate it
- ☐ E – where the other owners would not buy the share or agree to the sale of the asset as a whole or are not prepared to vacate the property:
 - ☐ the attitude of the courts – whether they would order the sale of property as a whole; as a partition; or some other order
 - ☐ the length of time a purchaser may have to wait before obtaining possession of the asset, ie the share
 - ☐ the potential legal costs of a buyer
- ☐ F – the rights of occupation of the other owners
- ☐ G – planning or other restrictions on the property as specified on form LA1

- ☐ H – the risks that legal owners may try to abuse their position – for example, sell the property and keep the proceeds for themselves; encumber the property with secured debts; or lease the property

- ☐ J – sales of similar share interests in property, the comparables used to value the share element being:

- ☐ VOA database
- ☐ sales information
- ☐ land registry list
- ☐ estate agents particulars
- ☐ other – please state

- ☐ K – that there is:

- ☐ no market for the share
- ☐ a market for the share at or in
 - ☐ auctions
 - ☐ private treaty
 - ☐ other – please state

16 In my opinion the market value of the:

- entire property is

£ on

£ on

£ on

- customer's share after considering encumbrances:
 - using the information on form LA1
 - taking into account the above factors relevant to this case, and
 - using my professional judgement to reach a balanced figure is

If nil value, **go to Declaration**

£ on

£ on

£ on

17 Please give any additional information in the box below.

Declaration

- 18 I have not** reflected the costs of disposal of the customer's interest in this valuation.

I confirm that I have the knowledge, skills and understanding to undertake the valuation competently and that my valuation complies with the requirements of the Royal Institution of Chartered Surveyors (RICS).

Name

Professional qualifications

Date

DD/MM/YYYY

Phone number

VOA reference