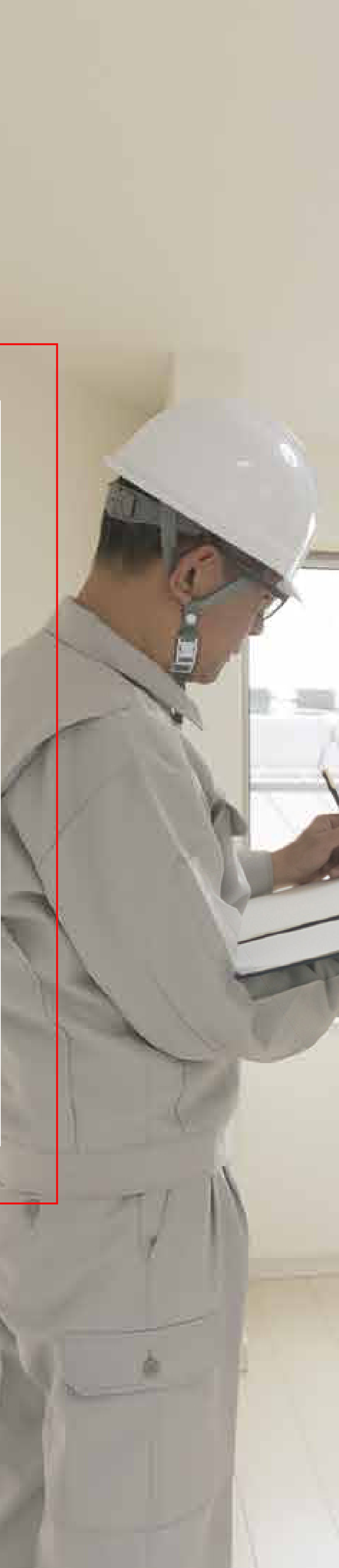
Scriven & Co.
Est. 1937

All Buildings Great & Small

About Surveys & Valuations



Why Scriven & Co.

With a wealth of knowledge and experience, you are in safe hands with our Survey and Valuation Department. Spanning Birmingham, The Black Country and Worcestershire, our team frequently conduct a wide range of valuation and survey work.

Acting for a range of clients from the private, public, professional and corporate sectors, we aim to provide an efficient, yet personal, service carried out to the highest professional standard. In order to achieve this, 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 30 years of experience in valuations and surveys. With ongoing changes in the industry, in order that we remain complaint, Kevin is qualified to provide Domestic Energy Reports and Home Inspection Reports. He is also a registered valuer with the Royal Institution of Chartered Surveyors.

Types of Valuation

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

Listed below are the types of surveys we conduct:

- Property purchases
- RICS Home Surveys (see below)
- Rental agreements and reviews
- Taxation (capital gains tax, inheritance tax, Transfers between connected persons and companies, etc.)
- Probate (inheritance tax)
- Matrimonial matters
- Pension fund requirements
- Building reinstatement for insurance purposes
- Sale and purchase of freehold ground rents for investors and owner occupiers
- Extension of leasehold interests for investors and owner occupiers
- Charities Act valuations

RICS Survey Level – 2

The RICS Home Survey Report (formally known as RICS Homebuyer Report & Valuation) (Service Level - 2).

Scriven & Co are able to provide a Survey service to prospective clients based on the RICS Home Survey Standard.

RICS has three different levels of survey (outlined below) which can only be conducted by an RICS qualified surveyor.

Choosing the right survey will help to highlight any serious issues and advise you on the specific risk before you commit to the process of (buying or selling) a property.

It is important to remember that **your mortgage lenders valuation report is not a survey**. A valuation report tells your lender that it is a reasonable security for your loan. An RICS Home Survey will detail the condition of a property and provide information that could be invaluable during price negotiations.

Your survey options are as follows:

1) RICS Home Survey - Level 1 (A visual inspection that is less comprehensive than the Level 2)

2) RICS Home Survey – Level 2 (Survey only) or (Survey & Valuation)

3) RICS Home Survey – Level 3 (Building survey)

Please visit the following web-link:

https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/home-survey--2021/helping-you-choose-the-right-survey.pdf for further information.

What do Scriven and & Co. offer?

In most cases Scriven & Co will offer the RICS Home Survey – Level 2 (Survey & Valuation) the equivalent of the former RICS Homebuyer Survey & Valuation Report.

This level of service is for clients seeking a professional opinion and an objective report on the condition of the main elements of a property.

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).

Is the report sufficient for all purposes?

This level of service is generally suitable for conventional properties constructed since c.1900. However, it is unlikely to suit complex properties, unique, old or historic properties or properties in very poor condition.

What is detailed in the report?

The report objectively describes the condition of the different elements and provides an assessment of the relative importance of the defect/problems. The surveyor allocates condition ratings (1, 2 or 3) to each element of the building which indicates how serious or urgent each issue/defect is.

The report does include advice about repairs and any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, recommendations for further investigation will be made, and the report will also comment on related issues including:

• Matters with **potential legal implications** which the client's legal advisor should investigate further.

• **Risks** including those to the buildings, grounds or safety risks to people.

• **Market value** and whether the proposed purchase price is considered reasonable.

• **Reinstatement cost** (for insurance purposes).

• Factors which may affect future **saleability and value.**

Freehold Purchases & Lease Extensions

In addition to valuation and survey, 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.

What does the service include?

The service provided will include:

• An inspection of the property

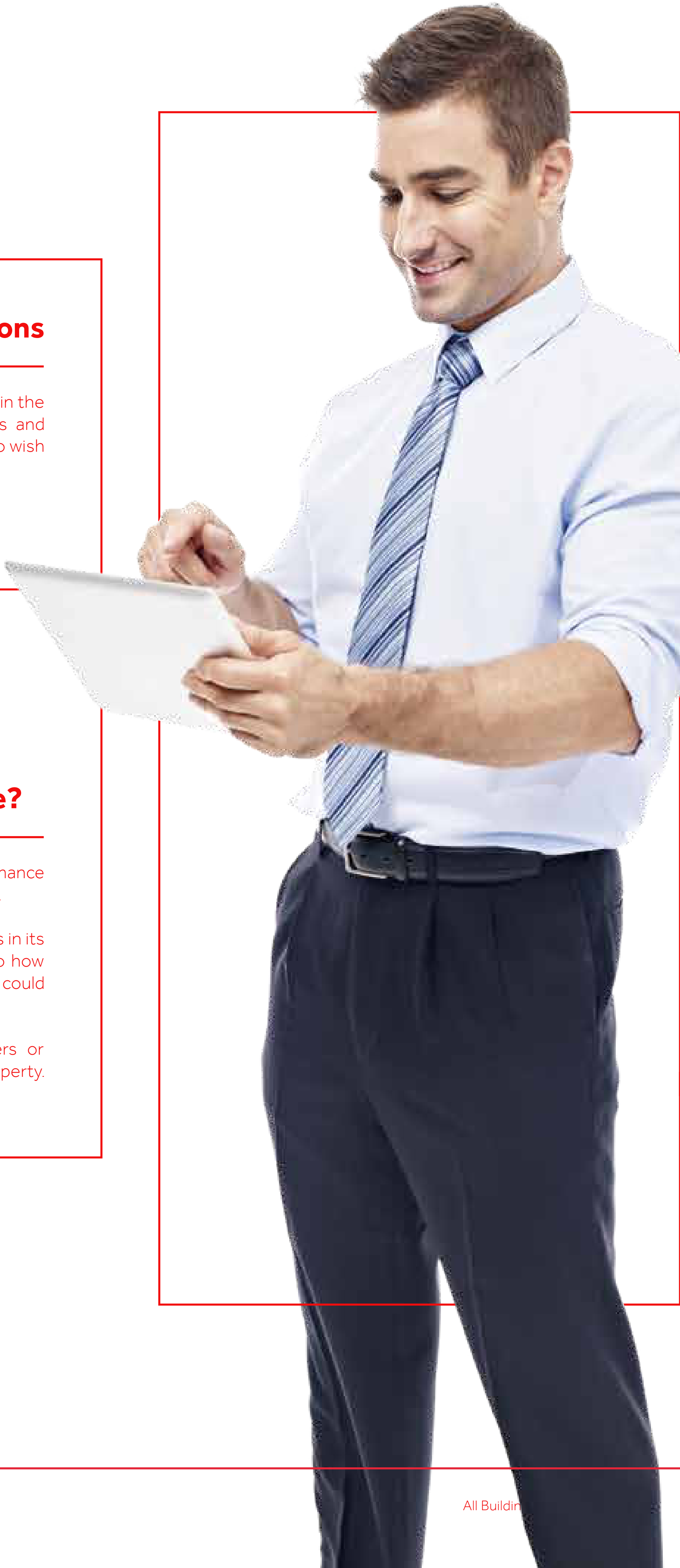
• A formal written report and valuation

What's an EPC & when do I need one?

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 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 provides details which gives owners or tenants advice on improving the energy efficiency of the property.



Our Fees - available upon request

RICS Home Survey – Level 2 (Survey & Valuation)
In accordance with our RICS requirements, we will be pleased to forward a letter to you confirming our terms of engagement.

Freehold Purchases and Lease Extensions - (Inspection and assessment).
Subsequent negotiations and agreement with the freeholder/leaseholder will incur a further charge
If negotiations are not settled amicably then the cost of preparation for a Hearing at a Local Valuation Tribunal will be by further negotiation.

- EPC - Residential (including floorplan).
- EPC - Review to upgrade rating.
- EPC - Commercial Property: By arrangement.
- All other RICS red book valuation terms upon request.

Scriven & Co.
Chartered Valuation Surveyors and Estate Agents

About Surveys & Valuations

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Regulated by RICS

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