

Rapleys undertakes traditional valuation work including for transactional and secured borrowing as well as portfolio valuations for investment and occupier clients. We provide a full range of valuation services including specialist planning enquiry support, compulsory purchase advice and dilapidations negotiations.

In addition we deliver a spectrum of specialist valuation services including expert witness valuation support. We are very active in residential development consultancy allied with our development and planning teams. Notably, we recently expanded our affordable housing services to include project viability reporting. Below are a few examples of the diversity of relevant instructions.



Commercial Property & Residential Investment

Rapleys is undertaking valuations of commercial property and residential investments for a number of national lenders and banks as well as specialist development funders. Two recent portfolios have included office, retail and industrial buildings; both of which in aggregate exceeded £15m. A further recent challenging commission was for the valuation of circa 170 parish houses for a Church of England Diocese.



Affordable Housing

The expansion of our affordable housing and viability team has enabled us to service growing demand for specialist S106 and viability expertise from developers, landowners and house builders. Current instructions range from a luxury 20 apartment scheme in Bush Hill London to 1,100 and 1,200 unit brownfield developments in York and Manchester respectively.



CPO Advice

We have provided CPO advice on a number of schemes including the Brentford FC redevelopment and HS2 as well as submitting expert evidence to the Westfield/Hammerson Croydon Inquiry. We have also provided valuation evidence as part of dispute resolution proceedings as well as advising in respect of potential damages arising from breach of covenants and the statutory grant of electricity wayleaves.



S18 Valuations

In association with our building surveyors we have provided S18 valuations in connection with terminal dilapidations disputes, such as those carried out recently for The Co-operative relating to sites in Worthing and Clacton on Sea. Our assessments of diminution helped to achieve an approximate 80% saving on one claim and superseded a significant portion of the contractual claim in the other.

Please contact the above for further information or advice regarding this update.

The comments in this newsletter are for information purposes only. Professional advice should be sought prior to taking any action and Rapleys LLP will not accept responsibility for decisions taken solely on the basis of information contained in this newsletter.



Graham Smith
Senior Associate
07467 955294

gwas@rapleys.co.uk



Peter Roberts
Partner
07789 691460

per@rapleys.co.uk



Nick Fell
Partner
07964 558697

nf@rapleys.co.uk



Rachel Saint
Partner
07768 046616

ras@rapleys.co.uk