

Valuation Services

Property Specialists for the Public Sector



Land &
Property
Services®



DFP
Department of Finance
and Personnel
www.dfpni.gov.uk



Chartered Valuation Surveyors within Land & Property Services.

We provide a broad range of valuation and advisory services exclusively for the public sector.

Our clients include Government Departments and Agencies in Great Britain and Northern Ireland as well as Councils, Area Boards, Housing Associations, Health Trusts, statutory and non-statutory bodies.

We can provide:

- **Valuation Advice** for one off or recurring valuations whether for an individual property or relating to a larger property portfolio.
- **Value for Money** with our knowledge of our public sector clients all our work is undertaken within the governing principles of Managing Public Money (NI).
- **Service Level Agreements** where you wish to have a continuing customer relationship or you can instruct us for a single piece of work.

You can instruct us through:

- **The Estate Professional Services Framework RM 923** as we are a sub-contractor of the Valuation Office Agency for valuation services or contact us directly to discuss your requirement.



Providing quality valuation services to the public sector



Asset Valuations

We provide valuations of property assets for inclusion in financial statements and departmental resource accounting and budgeting. We also provide values of building components, estimates of remaining life and residual values or insurance valuations.



Compulsory Purchase/Compensation

We advise public sector bodies acquiring land or property compulsorily for their functions. We can advise the authority on all aspects of compulsory purchase and negotiate individual claims for compensation on their behalf.



Acquisition by agreement

We aid our clients through major investment decisions by supporting them through the full economic appraisal process. We can advise on property options, carry out site or premises searches, advise on opportunity costs, provide estimates of rateable value and rental performance.



Valuation

We undertake capital and rental valuations for all types of property for a wide range of purposes including social security benefits, housing grants, rental allowances, transfers between bodies and option appraisals. We also adjudicate appeals under the NI Housing Executive's House Sales scheme and the NI Co-Ownership Housing Association's Equity Sharing scheme.

Surplus property

We can advise on all aspects of the disposal process. We will advise on the best method of disposal, negotiate with former owners or sitting tenants, appoint agents, approve sale prices and provide specific advice on government guidance.

Grant Funding Appraisals

We undertake development appraisals and advise on the need for shortfall funding for urban regeneration, heritage and economic development schemes.

Landlord and Tenant Issues

We provide advice on all aspects of leases, granting or seeking landlord consents, rent reviews, lease renewal, assignment, surrender or termination.

Property Asset Management

We advise on opportunities to maximise the value of property assets held by clients and help identify development potential.

Research/Consultation

Our valuers and statisticians can undertake project specific research using our internal databases to provide advice on disposal strategies, the implications of new legislation or accounting arrangements.

**If you have a property valuation need - then LPS has a solution.
Contact us today for further information**



*Placing our clients at
the centre of our services*

Client focused solutions

Advising local councils

We provided advice to a District Council on the feasibility of letting out a portfolio of property. This resulted in an agreement of new lease terms which provided the council with a new income stream. We were also able to advise on and agree the subsequent rent reviews.

Working with Government Departments

We advise Government Departments on the disposal of surplus land, providing input with valuations, suitable disposal methods and development potential of lands. Over the last three years this has helped Government Departments realise an average of £13m from open market sales and over £7m through public sector transfers.

Assessing compensation

A major part of our ongoing work involves assessing compensation for various clients under different legislative frameworks. During 2014/15 financial year our network of offices completed over 750 compensation cases including disturbance claims with a total value of £35.5m for more than 20 different clients.



Our clients include:

NI Government Departments
Health and Social Care Trusts
Invest NI
NIHE
Fire Authority
NI Water
NI Transport Holding Company
Probation Board NI

Sports NI
Antrim & Newtownabbey Borough Council
Ards & North Down Borough Council
Belfast City Council
Derry & Strabane District Council
Fermanagh & Omagh District Council
Mid Ulster District Council



our office network

Find out how we can help you

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② Academy House,
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Town Parks,
Ballymena. BT43 6HY

③ Waterside House,
75 Duke Street,
Gobnascale,
Londonderry. BT47 6FP

④ Boaz House,
19 Scarffe's Entry,
Dergmoney Lower,
Omagh. BT78 1JG

⑤ Marlborough House,
Central Way,
Tamnafiglassan,
Craigavon. BT64 1AD

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