

Our Ref

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16 July 2010

Mr A Vickers
Empty Homes Officer
Nottingham City Council
Lawrence House
Talbot Street
Nottingham
NG1 5NT

Dear Mr Vickers

VALUATION SURVEY REPORT – 52 BEDALE ROAD NOTTINGHAM
REPUTED OWNER – MRS GERALDINE KELLY (nee MCGOURTY)

With reference to your recent instructions in relation to the above mentioned property and our joint inspection of the building on the 8 July, I confirm that I have now been able to consider the contents of my inspection notes and consequently I am in a position to provide you with my report.

I can confirm that I have no conflict of interest in providing you with my report in respect of this property and have some 40 years experience of the valuation of land and buildings of this type, the last 30 in which have been spent in the Greater Nottingham area. Our practice has professional indemnity insurance cover on each and every claim basis of £500,000 and an excess of residential surveys of £2,000. You should be aware however, that the scope of this report was limited by the accessibility of the various components of this property and I was consequently unable to inspect any part of the property which was covered or otherwise inaccessible. This report should not be construed as a structural survey and its use is confined to the purpose stated.

In the case of this property as no compulsory purchase order has yet been formulated and consequently notice to treat has not been served, I believe that the basis of value should be in accordance with the definition of Market Value as defined by the Law Institution of Chartered Surveyors Valuation Standards Manual. A copy of this definition can be supplied on request.

PROPOSAL AND STATUTORY POWERS

I understand that acting under powers contained in the Housing Act 2004, your Council has become increasingly concerned about the condition of the property and the fact that it has lain empty for many years. I understand that you may consider a compulsory purchase of the house with a view to returning it to the housing market and consequently my report is required in anticipation of the acquisition of compulsory powers, notwithstanding the fact that the owners representative made a statement to you, on

site, that the owner proposes to dispose of the property within the relatively near future. I understand that this statement has been made previously but no progress has ever been made with regard to disposal nor indeed has any work been done on the property for some years.

SITUATION AND DESCRIPTION

The property is situated on the northern side of Bedale Road in the suburb of Sherwood about 2 miles north of the city centre of Nottingham with good public transport routes along Mansfield Road into the city centre. This area of Sherwood is more closely allied to Arnold where there are good shopping facilities and although there are some schools within a reasonable distance, a nearby senior school has closed recently and junior schools within the city boundary are beyond walking distance.

The property comprises a semi detached house, built in the 1930's of traditional materials and on a rectangular shaped plot with an area of about 280 m². I attach hereto a copy of a site plan together with photographs of the front and rear elevations of the house.

The area is generally residential with most of the houses being built in the period of the 1930's. The area of the land to the north is a former railway line but is now developed with modern residential local authority housing and the plot is approximately level, Bedale Road being an adopted road maintained by the Local Highway Authority. There is space within the plot for the formation of a car parking area but the property has been extended under the provisions of a planning consent grant in 1977 – please see below in this respect.

The boundaries on either side of the property are marked by a mixture of hedges, fences and the flank walls of the partly completed extension; I could not discern the boundary marking at the rear of the property but I believe this to be rough fencing and there is a partially open front boundary together with a brick wall.

CONSTRUCTION AND REPAIR

The original house was built with traditional materials, being solid brick walls, some 245mm thick and partly rendered in the area of the bay window to the front elevation. The roof is a hipped structure covered with flat clay tiles laid over timber rafters but without the benefit of any under felting. There is a single central chimney stack built in brick and most of the original windows remain, these being timber framed single glazed units to the whole of the front elevation although two replacement UPVC windows have been fitted to the rear, probably in excess of 15 years ago.

Internally the majority of the floors are of suspended timber although the under stairs area, and the kitchen floors are of solid construction. There is a conventional timber staircase with quarter landing leading to the first floor accommodation where most of the original joinery remains, this being also the case in respect of the kitchen which is only provided with a sink base unit. The original chimney breasts remain, although some work has been carried out to replace the original fireplaces as part of the building project. Some replacement gutters have been fitted although the original cast iron down pipes and vent pipe remain and the property is fitted with a central heating system its been powered by gas fired balanced flue boiler located in the kitchen which serves a number of hot water radiators. It is not clear whether gas is still connected to the house so no tests could be applied.

There is also a partly built single storey extension to the rear and side of the house. This was carried out under a planning permission that we refer to later in this report, the construction being limited to presumably foundations, some concreted over site work and twin leaves of concrete blockwork construction up to ground floor wall plate level. Work on this extension appears to have ceased more than 6 years ago, the glass fibre cavity insulation having weathered badly where exposed to the elements.

As to the rest of the general repair of the property, we noted some 50 perished tiles to the main roof together with several apertures from within the roof space to the ridge and hip tiling. Although we believe there will be an original damp proof course fitted which may have been of slate, we noted extensive dampness on the west facing wall of the hall. This may have been caused with some overflowing gutters and temporary water hoppers that appear to have been fitted during the building works although we cannot be categorical. The flooring has been partly removed from the rear living room and most of the timber window frames need replacement, in particular, the French window arrangement to the rear living room is in very poor order, being boarded over. A non functional bathroom suite is fitted together with a shower unit that we believe will also be beyond repair. As mentioned previously, the kitchen fittings are limited to a sink base unit and although some doors have been replaced, some are missing presumably stored on site although these were not matched.

The repair of the partly constructed extensions is poor and the blockwork will have become saturated with dampness, this type of construction not being intended to form an external wall without rendering.

Overall, the repair of the property is such that a thorough project of refurbishment is urgently required and this would need to encompass all the windows, kitchen and bathroom fittings together with the replacement of the central heating together with much of the internal timber and possibly a stripping and re-felting of the roof covering, in view of the number of perished tiles. It is also our belief that the partly constructed extension is not fit for purpose and if the project is intended to be progressed, then the reconstruction of the blockwork walls will probably be necessary. Some attention will also be required to the brickwork and we noted two fractures to the internal walls, to the load bearing wall separating the two living rooms and over the entrance door from the landing to the front bedroom. Some repointing has been carried out to the rear elevation, but this appears to be in excess of 20 years old.

The house will be poor in terms of heat retention in view of the solid walls and single glazed windows and we believe there is no loft insulation fitted currently.

ACCOMMODATION

The existing accommodation comprises an open front porch leading into a hallway, a front living room, a rear living room and small rear kitchen. On the first floor which is approached from the staircase leading from the hall, there are front and rear double bedrooms, a front single bedroom and a bathroom together with a separate w.c. Please see our comments about the further accommodation proposed as part of the extension.

SERVICES

It is presumed that all mains services are connected to the property. We could open any inspection chamber for the drains and the central heating boiler is of an age that would be grossly inefficient compared to modern unit. We do not anticipate any severe problems with the services although the cost

of reconnection may be substantial and some modification would be required to the drains if the extension were completed, in view of the fact that the main drain runs underneath the proposed garage.

TENURE

We believe that your Council has obtained details of the ownership of the property but this valuation is carried out on the basis that the freehold title is clean and unencumbered.

PLANNING AND ENVIRONMENTAL CONSIDERATIONS

The property was constructed in an era prior to the initiation of modern planning regulations. The extension however, is authorised by a planning consent granted by Nottingham City Council in 1997. The extension would provide a garage, ground floor shower room with w.c. and separate w.c., a small rear bedroom and extended living room and kitchen areas. The extension would provide a substantial improvement to the area of the ground floor and also an increased porch area toward the front, but would restrict access to the rear of the property where the route from the front of the house *through* the garage and the proposed bedroom. The roof to the rear of the extension was to be partly flat with a raised tile covered decorative gable to the front elevation and a single pitched sloping roof to the rear over the living room. The size of the extension would not significantly enhance the value of the property particularly as the proposed 4th bedroom would be very restricted in size and would be encumbered by the need to gain access through to the rear of the property.

It would appear that the planning consent has been activated by the commencement of the works but it is not clear as to whether any completion cards have been submitted to your Building Control Department in respect of any work to the foundations.

VALUATION CONSIDERATIONS

This property appears to have lain empty for many years and no significant work has been carried out to the house or the extension, probably over the last 10 years. It is consequently in very poor condition and my valuation has regard to the need to carry out the works mentioned previously, together with a possible abandonment of the extension project which does little to enhance the overall value. In order to reasonably regain some value in the property we consider that the most sensible approach would be to restore the house to its standard format, possibly considering an extension to the kitchen and bathroom although this would be fairly expensive and may not yield significant value improvements. My valuation therefore has regard to fundamental repairs and improvements and **not** the completion of the extension, which we consider to be badly designed.

VALUATION METHODOLOGY AND COMPARABLE TRANSACTIONS

The usual method of valuation for residential properties of this type is to assess the sales of comparable properties in the immediate locality and apply that evidence to the subject. There is a useful bank of evidence both of properties which have sold in the last 12 months or so and other houses that are currently on the market.

We have particular regard to the sales of Nos 2, 24 and 39 Bedale Road which sold in October, August and July 2009 respectively. The figures realised were in order, £153,000 £150,000 and £142,000. We

also noted the sale of No 19 Ennerdale Road at £150,000 in March 2009 and No 18 Ridsdale Road in September 2009 for £173,000.

In respect of houses currently on the market, No 32 Bedale Road has an asking price of £150,000 on sale with local agents, this being a 3 bedroom semi detached house with double glazing and modern bathroom and kitchen. No 66 Bedale Road is for sale at £184,950 although this property has had a substantial extension providing 4 bedrooms. This property has been on the market for some time however, and the agents are likely to be withdrawing very shortly.

Generally speaking the market conditions in the immediate area are typical of the national situation. National indicators suggest a slight fall in value recently as the withdrawal of the HIP scheme has led to an increase of properties coming onto the market. This may have lead to a number of properties offered at unrealistic values, but Bedale Road is relatively popular and is conveniently situated although the accessibility to local schools maybe a slightly negative factor in this respect.

VALUATION

As stated previously, the appropriate basis of value is Market Value with vacant possession of the freehold interest. The valuation needs to take account of the extensive works required to bring this property up to a habitable standard, and having this in mind, we consider that the value of the property as at the date of this report is in the order of:

£115,000 (one hundred and fifteen thousand pounds).

If the works outlined above were satisfactorily completed then we would anticipate that a marketing price, in today's conditions, of between £155,000 and £165,000 could be promulgated, although this would be subject to the standard of the improvements.

We trust that this report will be sufficient for your purposes and if you should require any further information please do not hesitate to let us know.

Yours sincerely

David J Bingham
Herbert Button & Partners

