



### VALUATION EXPERTISE

With UK Local Authorities responsible for billions of pounds worth of Public Assets and under obligation to report the value of them annually, it's important to develop reliable, consistent and accountable methodologies to meet these requirements.

The Valuation team at Wilks Head & Eve have been valuing assets held within the General Fund Portfolio and Housing Revenues Accounts for over 25 years and in that time have acquired over 130 Local Authority customers. These incorporate Fire and Police Authorities, County Councils, Districts, Metropolitans and Boroughs consisting of portfolios with anywhere from 50 to 1,000 properties.

#### Offering some of the most competitive fees available on the market today we provide;

- ◆ Portfolio Valuations (Full & Rolling Programmes)
- ◆ One-Off Best Value Valuations (Acquisitions and Disposals including 'Less than Best Consideration')
- ◆ Ransom / Covenant Valuation Advice
- ◆ Right to Buy Valuations
- ◆ Specialised Property Valuations
- ◆ Insurance Appraisals (Day One Basis)
- ◆ Lease Testing
- ◆ Rent Reviews & Third Party Referrals
- ◆ Lease Renewals
- ◆ Rent Budgeting & Forecasting Consultancy
- ◆ Agency – Acquisitions and Disposals

### VALUATION STANDARDS

At Wilks Head & Eve we recognise the complexity of the asset valuation process, ever changing, it involves referring to several different sources throughout the process. Given our comprehensive Local Authority client base and our experience of delivering valuations since the early 1990's we are uniquely equipped to provide an 'all encompassing' service. This draws from the required Accounting Legislation and the RICS Valuation – Professional Standards (The Red Book).



We have extensive knowledge and experience of valuing numerous property types including;

- Airports
- Car Parks
- Cemeteries
- Cold stores
- Community centres
- Docks and harbours
- Factories
- Field study centres
- Fire stations
- Football clubs
- Housing stock
- Landfill sites
- Leisure centres
- Libraries & museums
- Mineral extraction
- Offices
- Parks & open spaces
- Police stations
- Power stations
- Public conveniences
- Recycling centres
- Retail shops
- Schools
- Specialised industrial plants
- Steel works
- Swimming pools
- Waste transfer sites

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*One of the main reasons I would recommend WHE is that their communication and responsiveness is outstanding. It often feels like they are an extension of my own team, they are always available, knowledgeable and committed to working with us, which is essential in a fast-paced and changing environment. Combined with a solid foundation of valuation expertise, public sector awareness and experience in dealing with audit queries they provide an excellent overall service.*

**Interim Capital Accountant,  
London Borough of Newham.**

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## VALUATION SOURCES

As well as conducting site inspections, we also pride ourselves on developing relationships with Local Agents operating in a Councils' area.

We regularly refer to online and on the ground sources from which relevant comparable evidence can be collated for valuations. Sources include, market reports published by professionals, data sources such as Estates Gazette Interactive (EGi) which collates evidence from agents who have undertaken deals in the area including; sales and acquisitions, rent reviews, lease renewals, lettings and their resulting yields.



## SERVICE FEATURES

- ◆ **Site inspections** – gaining detailed property knowledge and evidence to support valuations
- ◆ **Comprehensive inspection reporting** – use of templates to record inspection notes for cohesive and uniform data capture
- ◆ **Full transparency** – all inputs used to calculate final valuation figures clearly presented in individual valuation sheets
- ◆ **External Auditor management** – advice and answers to technical details and queries from auditors throughout the entire process
- ◆ **Client tracker** – a tracker system designed to keep clients updated on progress
- ◆ **Valuation certificate** – including detailed methodology, explanatory notes, reporting summary and detailed valuation statements for each asset
- ◆ **Market/Impairment review** – commentary on potential asset impairments based on local market evidence and regional and national movements

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*Wilks Head & Eve provide a first class professional service that more than meets the needs and deadlines of L.A. capital account annual asset valuations and in particular well satisfies the demands of stringent audit.*

**Strategic Asset Lead,  
Sandwell Metropolitan Borough Council**

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## SERVICE BENEFITS

- **Technical Expertise** - technically and professionally proficient team, actively engaging and advising clients on the latest changes on valuation standards and reporting requirements.
- **Sector Expertise** - All valuations are completed by a RICS registered valuer and are prepared in accordance with the RICS valuation professional standards. We are familiar with all relevant Standards governing the valuation work we do including the CIPFA Code.
- **Value for money** - extremely competitive fees that provide value without compromising on quality.

## THE WILKS HEAD & EVE DIFFERENCE

All our partners and associates are professionally qualified and have substantial experience in their fields including some who have previously held senior posts with the Valuation Office Agency and with Local Authorities.

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*We have used WHE for many years and the service they provide in terms of valuations, knowledge of our portfolio and appreciation of our requirements means we have no cause to engage anyone else's services. There is never a hesitation from WHE to offer assistance with any of our valuation requirements.*

**Principal Asset Manager,  
Slough Borough Council**

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