

Home ownership team lease extension surveyors panel 2025/26



All fees are inclusive of VAT

All valuations will be held for a period of six months

Company	Geographical areas covered	Standard valuation costs inc. VAT
Aspect Surveyors Ltd	All London postcodes and postcodes within the M25. Some areas of the Home Counties.	£462.00 (standard) £462.00 (combined lease extension/staircasing/resales valuation)
Aspin & Co Ltd	Greater Manchester, all North West England, Lancashire, Cheshire	£355.00 (standard) £445.00 (combined lease extension/staircasing/resales valuation)
Connells Survey & Valuation Ltd	Nationwide	£660.00 (standard) £660.00 (combined lease extension/staircasing/resales valuation)
Copeland Yussuf LLP	All of London and Greater London (N, NW, W, SW, S, SE, E, BR, CR, SM, KT, TW, UB, HA, WD, EN, IG, RM, CM, DA). TN, ME, BN, CT, RH, SS. AL, SG, CB, NN, MK, LE, CV, B, LE, NG. CO, IP, NR.	£420.00 (standard) £420.00 (combined lease extension/staircasing/resales valuation)
Erikas Grig Chartered Surveyors	All areas within London and M25. Most areas within Berkshire, Essex, Hertfordshire, Kent, Surrey, and Sussex. Please contact Erikas Grig Chartered Surveyors directly for full postcode coverage.	£540.00 (standard) £640.00 (combined lease extension/staircasing/resales valuation)

Frazers Surveyors Ltd	Covering a wide area comprising of Surrey, Berkshire and areas of Hampshire, Wiltshire, Oxfordshire, Buckinghamshire, West Sussex and Greater London. Full postcode coverage available via www.frazers.co.uk/housing-association-valuations/	£495.00 (standard) £495.00 (combined lease extension/staircasing/resales valuation)
Maitland Acorn Professional Ltd (MAP Surveyors)	London, Kent, East Sussex, Surrey.	£420.00 (standard) £530.00 (combined lease extension/staircasing/resales valuation)
McDowalls Surveyors Ltd	Nationwide	£420.00 (standard) £600.00 (combined lease extension/staircasing/resales valuation)
Mirus Surveyors	Greater and Central London, Kent, East Sussex, West Sussex, Berkshire, Hampshire, Wiltshire, Dorset, Somerset, Bristol, Oxfordshire, Buckinghamshire, Hertfordshire, Bedfordshire, Essex. Open 7 days a week. Weekend Appointments available.	£360.00 (standard) £450.00 (combined lease extension/staircasing/resales valuation)
M J Finn Commercial Ltd	London, Greater London, and some Home Counties – Essex, Kent, Surrey, Hampshire, East and West Sussex. Weekend appointments subject to availability.	£420.00 (standard) £540.00 (combined lease extension/staircasing/resales valuation)
Southview Surveyors Ltd	Postcodes: SS0 – SS17, RM1 – RM20, IG1 – IG11, E1 – E20, N1 – N22, DA1 – DA18, SE1 – SE28, CM11 – CM13.	£750.00 (standard) £750.00 (combined lease extension/staircasing/resales valuation)
Stirling Ackroyd Surveyors	Full postcode coverage available via www.stirlingackroyd.com/surveying/stirling-ackroyd-surveying-areas-covered/	£550.00 (standard) £650.00 (combined lease extension/staircasing/resales valuation)
Terrarossa Project (Survey & Valuation) Ltd	London within the M25 and South East corridor into Kent, Sussex and Surrey.	£420.00 (standard) £420.00 (combined lease extension/staircasing/resales valuation)

100% Leaseholders who choose to proceed via the formal route - upon receipt of your Section 42 Notice, L&Q will select one of the surveyors from this panel to carry out a valuation. You will be required to cover the cost which will be a maximum of £1080.00 inclusive of VAT. If your surveyor enters into negotiations with our surveyor, there may be additional costs which you will also be liable for.

Desktop valuations may only be provided following an initial inspection of the property.

The logo for L&Q, consisting of the letters 'L&Q' in a bold, black, sans-serif font, positioned on a yellow rectangular background.