

Instructing your own independent surveyor



You are able to instruct an independent RICS/FRICS registered surveyor of your choice or you can select a surveyor from our panel.

If you decide to select a surveyor that isn't on our panel, they will need to meet certain criteria, which we have detailed below.

When selecting your surveyor they must:

1. Be independent, and not associated with any estate agents
2. Not be related to you
3. Not be employed by any bank/building society
4. Be registered with the recognised qualification of FRICS or RICS.

The valuation report (your chosen surveyor must be aware of all the below points)

1. We will need a copy of the valuation report which should state that it is valid for three months. If your valuation expires you'll need to arrange an extension, up until completion.
2. The report must include at least three similar properties that are 'sold' or 'under offer' within the last 3 – 6 months to determine the value. This means similar property type, size, same area etc. **Please be advised that as well as publicly available properties, we also use Staircasing & Resale valuations, which are available to our panel of surveyors. We advise that your surveyor emails Staircasing@lqgroup.org.uk for this information before finishing and submitting their report.**
3. The report must also state that L&Q can use the contents of the valuation report.
4. If you have done any home improvements, the valuer must ensure that they do not include general decoration/maintenance. It's worth remembering that the cost of improving your home does not always equal the amount it adds to the valuation. For example spending £5000 on a new kitchen may not necessarily add £5000 to the valuation. Your surveyor will ascertain/determine the added value using their skills and experience and they will explain this to you when valuing your home. This information is also available in the 'Your Guide' brochure.
5. If the valuation suggests that the value of the property is reduced due to a lack of maintenance and repair, we will request a value assuming the property had been maintained to a good standard. This includes if you have allowed the years on your lease to reduce, which affects the overall value. This is within the requirements of your lease and the legal charge and the repayment price will be based on this figure.

On receipt of your own independent valuation please arrange for a copy of the report to be sent to:

L&Q - Resales Team
29-35 West Ham Lane, Stratford, London, E15 4PH
Email: resales@lqgroup.org.uk