

FOI DOF/2025-0577

Request

all correspondence between LPS and NIHE regarding applications on 12 John Street Court, Newtownards, BT234JQ, including all photos, emails, letters, minute meetings, calls, and copies of both files from the revaluations that have been done in 2024 and the one currently now on hold 2025

DoF response

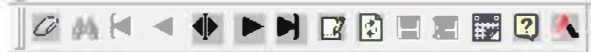
I can confirm the department holds the information requested.

Some details have been withheld under Section 41 - Information provided in confidence these have been marked as such in the Annexes.

Individuals and staff names/details are withheld (redacted) as this information is exempt under Section 40(2) of the Freedom of Information Act because such disclosure would contravene the first principle of the Data Protection Act 2018, which requires that personal data must be processed lawfully, fairly and in a transparent manner. Disclosure would be unfair, because the sole trader would not expect that this information would be made available to others.

Section 40(2) exempts personal information from disclosure if that information relates to someone other than the applicant and if disclosure of that information would contravene one of the data protection principles in the General Data Protection Regulations (GDPR) (or certain other provisions of the Data Protection Act 2018).

Having considered all the information contained within the Lawfulness, Fairness and Transparency Test (which we are providing as a separate attachment – Annex E), the department has established that, on balance, there is no lawful basis for the disclosure of third-party personal data falling within the scope of the request of which the requester is not the data subject.



Registration No.	8087881	Created By	[Redacted]	Val List	9
*Event Category	Misc-Valuation	Case Weighting	0.73	Analysis	[Dropdown]
*Case Type	NIHE Right to Buy	*Allocated To	[Redacted]	*Projected Start Date	02/12/2022
*Sub Type	3rd Party Redetermination	Allocated Date	06/12/2022	Projected Completion Date	04/01/2023
Classification	[Dropdown]	Allocated By	[Redacted]	Date Closed	01/03/2023
*Application Date	02/12/2022	*Allocated Office	Belfast	*Status	Case Closed
*Receipt Date	02/12/2022	*Registration Office	Belfast	ABBACUS Revision Request: ID	[Dropdown]
Registration Date	05/12/2022			Reason	[Dropdown]
*Client Type	NIHE			List Leakage Case	[Dropdown]
Client Sub Type	Unclassified			Non-List Leakage Case Reason	[Dropdown]
*Client	NIHE Land and Regeneration Services South			Project	<input type="checkbox"/>
Instructions	HE Redetermination App [Redacted] 12 John Street Court, Newtownards MV assessed at £97,000 as at 14/2/2022 by McKibbin Commercial Property Consultants Fixed charge fee £500	Comment	Agree with previous valuation of £97,000 plus £3,000 discount for improvements. [Redacted] 11/02/23	Certificate	<input checked="" type="checkbox"/>
				Require Approval	<input type="checkbox"/>
				Householder Letter Sent	<input type="checkbox"/>
				Transaction Inspection	<input type="checkbox"/>
				OD1 Form Issued	<input type="checkbox"/>
				OD1 Form Received	<input type="checkbox"/>
				Out For Mobile Sketch Tool	<input type="checkbox"/>
				RTC Case	<input type="checkbox"/>

Detail s	ResultSet	Property	Interested Parties	Time Recording	Stages	Certificate Detail s	Project Detail s	Comparabl es	Attachment	Comparabl es Search	Building Control	MST Attachments	Audit
Rec	Case Registration No.	Event Category	Case Type	Sub Type	Status	Projected Completion Date	Application Date	Receipt Date	Registration Date	Created f			
1	8087881 0	Misc-Valuation	NIHE Right to Buy	3rd Party	Case Closed	04/01/2023	02/12/2022	02/12/2022	05/12/2022 17:03:07	[Redacted]			
2	8087881 1	Misc-Valuation	NIHE Right to Buy	3rd Party	Case Closed	19/04/2024	20/03/2024	20/03/2024	20/03/2024 14:30:12	[Redacted]			
3	8087881 2	Misc-Valuation	NIHE Right to Buy	3rd Party	In Progress	04/08/2025	03/07/2025	03/07/2025	04/07/2025 12:00:13	[Redacted]			



Registration No. 8087881 - 1
Created By [Redacted]
***Event Category** Misc-Valuation
Case Weighting 0.73
***Case Type** NIHE Right to Buy
***Allocated To** [Redacted]
***Sub Type** 3rd Party Redetermination
Allocated Date 20/03/2024
Classification [Redacted]
Allocated By [Redacted]
***Application Date** 20/03/2024
***Allocated Office** Belfast
***Receipt Date** 20/03/2024
***Registration Office** Belfast
Registration Date 20/03/2024
***Client Type** NIHE
Client Sub Type Unclassified
***Client** NIHE Land and Regeneration Services South
Instructions Request to reopen this case
 HE Redetermination
 App [Redacted]
 12 John Street Court, Newtownards
 MV assessed at £97,000 as at 14/2/2022 by McKibbin
 Commercial Property Consultants
 Final Assess Fee £500
Comment NIHE redetermination, value assessed by Mckibbin is fair and reasonable. No change - see attached.

Val List 9
Analysis [Redacted]
***Projected Start Date** 20/03/2024
Projected Completion Date 19/04/2024
Date Closed 29/05/2024
***Status** Case Closed
ABBACUS Revision Request: ID [Redacted] **Reason** [Redacted]
List Leakage Case [Redacted]
Non-List Leakage Case Reason [Redacted]

- Project
- Certificate
- Require Approval
- Householder Letter Sent
- Transaction Inspection
- OD1 Form Issued
- OD1 Form Received
- Out For Mobile Sketch Tool
- RTC Case

Rec	Case Registration No.	Event Category	Case Type	Sub Type	Status	Projected Completion Date	Application Date	Receipt Date	Registration Date	Created
1	8087881 0	Misc-Valuation	NIHE Right to Buy	3rd Party	Case Closed	04/01/2023	02/12/2022	02/12/2022	05/12/2022 17:03:07	[Redacted]
2	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
3	8087881 2	Misc-Valuation	NIHE Right to Buy	3rd Party	In Progress	04/08/2025	03/07/2025	03/07/2025	04/07/2025 12:00:13	[Redacted]



Registration No. 8087881 - 1	Created By [Redacted]	Val List 9
*Event Category Misc-Valuation	Case Weighting 0.73	Analysis [Dropdown]
*Case Type NIHE Right to Buy	*Allocated To [Redacted]	*Projected Start Date 20/03/2024
*Sub Type 3rd Party Redetermination	Allocated Date 20/03/2024	Projected Completion Date 19/04/2024
Classification [Dropdown]	Allocated By [Redacted]	Date Closed 29/05/2024
*Application Date 20/03/2024	*Allocated Office Belfast	*Status Case Closed
*Receipt Date 20/03/2024	*Registration Office Belfast	ABBACUS Revision Request: ID [Field] Reason [Field]
Registration Date 20/03/2024		List Leakage Case [Dropdown]
*Client Type NIHE		Non-List Leakage Case Reason [Dropdown]
Client Sub Type Unclassified		
*Client NIHE Land and Regeneration Services South		Project <input type="checkbox"/>
Instructions Request to reopen this case HE Redetermination	Comment NIHE redetermination, value assessed by Mckibbin is fair and reasonable. No change - see attached.	OD1 Form Issued <input type="checkbox"/>
		Certificate <input checked="" type="checkbox"/>
		OD1 Form Received <input type="checkbox"/>
		Require Approval <input type="checkbox"/>
		Out For Mobile Sketch Tool <input type="checkbox"/>

Details | ResultSet | Property | Interested Parties | Time Recording | Stages | Certificate Details | Project Details | Comparables | Attachment | Comparables Search | Building Control | MST Attachments | Audit

Relevant Date Type	Relevant Date	Valuation	Valuation Type
Date of Valuation	01/11/2023	97000.00000	Market Value - Capital

Old Valcom Case ID [Field]	Date Last Charged 20/03/2024	All Time Entered <input checked="" type="checkbox"/>
*Client Reference 40203874	Amount Charged To Date [Field]	Outside Costs <input type="checkbox"/>
Conclusion Type Estimated Value	*Charging Basis Case Fixed Charge	Interim Charge <input type="checkbox"/>
Location [Field]	Fixed Charge £500.	
Outside Cost Source [Field]	Total Cost £567.5	



Registration No. 8087881 - 1 **Created By** [Redacted]
***Event Category** Misc-Valuation **Case Weighting** 0.73
***Case Type** NIHE Right to Buy ***Allocated To** [Redacted]
***Sub Type** 3rd Party Redetermination **Allocated Date** 20/03/2024
Classification [Redacted] **Allocated By** [Redacted]
***Application Date** 20/03/2024 ***Allocated Office** Belfast
***Receipt Date** 20/03/2024 ***Registration Office** Belfast
Registration Date 20/03/2024
***Client Type** NIHE
Client Sub Type Unclassified
***Client** NIHE Land and Regeneration Services South
Instructions Request to reopen this case
 HE Redetermination
 App [Redacted]
 12 John Street Court, Newtownards
Comment NIHE redetermination, value assessed by Mckibbin is fair and reasonable. No change - see attached.

Val List 9
Analysis [Redacted]
***Projected Start Date** 20/03/2024
Projected Completion Date 19/04/2024
Date Closed 29/05/2024
***Status** Case Closed
ABBACUS Revision Request: ID [Redacted] **Reason** [Redacted]
List Leakage Case [Redacted]
Non-List Leakage Case Reason [Redacted]

Project **OD1 Form Issued**
Certificate **OD1 Form Received**
Require Approval **Out For Mobile Sketch Tool**
Householder Letter Sent **RTC Case**

Details | ResultSet | Property | Interested Parties | Time Recording | **Stages** | Certificate Details | Project Details | Comparables | Attachment | Comparables Search | Building Control | MST Attachments | Audit

STAGES	Stage Type	Date	Who Allocated To	Comment
20/03/2024 14:30:12	Case Registered	20/03/2024 14:30:12	[Redacted]	
20/03/2024 14:30:17	Case Reallocated	20/03/2024 14:30:17	[Redacted]	
20/03/2024 14:30:20	Case Reallocated	20/03/2024 14:30:20	[Redacted]	
20/03/2024 14:31:04	Case Reallocated	20/03/2024 14:31:04	[Redacted]	
20/03/2024 14:53:17	E-mail consent type - Other	20/03/2024 14:53:17	[Redacted]	E-mail consent type - Other provided on 20/03/2024
20/03/2024 Client [Redacted]	Acknowledgement Sent	20/03/2024	[Redacted]	Client [Redacted] ack by email HE Invoice updated see Trim Container FI1-24-8486
01/05/2024 10:04:18	Approval Requested	01/05/2024 10:04:18	[Redacted]	
02/05/2024 09:14:18	Approved	02/05/2024 09:14:18	[Redacted]	
29/05/2024 10:29:43	Case Closed	29/05/2024 10:29:43	[Redacted]	



Registration No. 8087881 - 2
Created By [Redacted]
***Event Category** Misc-Valuation
Case Weighting 0.73
***Case Type** NIHE Right to Buy
***Allocated To** [Redacted]
***Sub Type** 3rd Party Redetermination
Allocated Date 04/07/2025
Allocated By [Redacted]
Classification [Empty]
***Allocated Office** Belfast
***Application Date** 03/07/2025
***Registration Office** Belfast
***Receipt Date** 03/07/2025
Registration Date 04/07/2025
***Client Type** NIHE
Client Sub Type Unclassified
***Client** NIHE Land and Regeneration Services South
Instructions 12 John Street Court, Newtownards Redetermination
Comment Client has requested that this case is put on hold for now.
 NIHE redetermination assessed at £120,000 based on current market. Previous valuation date disregarded as per client request AC

Val List 9
Analysis [Empty]
***Projected Start Date** 03/07/2025
Projected Completion Date 04/08/2025
Date Closed [Empty]
***Status** In Progress
ABBACUS Revision Request: ID [Empty] **Reason** [Empty]
List Leakage Case [Empty]
Non-List Leakage Case Reason [Empty]

Project OD1 Form Issued
 Certificate OD1 Form Received
 Require Approval Out For Mobile Sketch Tool
 Householder Letter Sent RTC Case
 Transaction Inspection

Details	ResultSet	Property	Interested Parties	Time Recording	Stages	Certificate Details	Project Details	Comparables	Attachment	Comparables Search	Building Control	MST Attachments	Audit
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Rec	Case Registration No.	Event Category	Case Type	Sub Type	Status	Projected Completion Date	Application Date	Receipt Date	Registration Date	Created F
1	8087881 0	Misc-Valuation	NIHE Right to Buy	3rd Party	Case Closed	04/01/2023	02/12/2022	02/12/2022	05/12/2022 17:03:07	[Redacted]
2	8087881 1	Misc-Valuation	NIHE Right to Buy	3rd Party	Case Closed	19/04/2024	20/03/2024	20/03/2024	20/03/2024 14:30:12	[Redacted]
3	[Empty]	[Empty]	[Empty]	[Empty]	[Empty]	[Empty]	[Empty]	[Empty]	[Empty]	[Redacted]



Registration No. 8087881 - 2	Created By ██████████	Val List 9	
*Event Category Misc-Valuation	Case Weighting 0.73	Analysis	
*Case Type NIHE Right to Buy	*Allocated To ██████████	*Projected Start Date 03/07/2025	
*Sub Type 3rd Party Redetermination	Allocated Date 04/07/2025	Projected Completion Date 04/08/2025	
Classification	Allocated By ██████████	Date Closed	
*Application Date 03/07/2025	*Allocated Office Belfast	*Status In Progress	
*Receipt Date 03/07/2025	*Registration Office Belfast	ABBACUS Revision Request: ID	Reason
Registration Date 04/07/2025		List Leakage Case	
*Client Type NIHE		Non-List Leakage Case Reason	
Client Sub Type Unclassified		<input type="checkbox"/> Project	<input type="checkbox"/> OD1 Form Issued
*Client NIHE Land and Regeneration Services South		<input checked="" type="checkbox"/> Certificate	<input type="checkbox"/> OD1 Form Received
Instructions 12 John Street Court, Newtownards Redetermination	Comment Client has requested that this case is put on hold for now.	<input type="checkbox"/> Require Approval	<input type="checkbox"/> Out For Mobile Sketch Tool

Details | ResultSet | Property | Interested Parties | Time Recording | Stages | Certificate Details | Project Details | Comparables | Attachment | Comparables Search | Building Control | MST Attachments | Audit

Relevant Date Type	Relevant Date	Valuation	Valuation Type
▶ Date of Valuation	19/08/2025	120000.00000	Market Value - Capital

Old Valcom Case ID	Date Last Charged 04/07/2025	All Time Entered <input type="checkbox"/>	
*Client Reference 40203874	Amount Charged To Date	Outside Costs <input type="checkbox"/>	
Conclusion Type Estimated Value	*Charging Basis Case Fixed Charge	Interim Charge <input type="checkbox"/>	
Location	Fixed Charge £500.		
Outside Cost Source	Total Cost £515.		



Registration No. 8087881 - 2
Created By [Redacted]
***Event Category** Misc-Valuation
Case Weighting 0.73
***Case Type** NIHE Right to Buy
***Allocated To** [Redacted]
***Sub Type** 3rd Party Redetermination
Allocated Date 04/07/2025
Allocated By [Redacted]
Classification [Redacted]
***Application Date** 03/07/2025
***Allocated Office** Belfast
***Receipt Date** 03/07/2025
***Registration Office** Belfast
Registration Date 04/07/2025
***Client Type** NIHE
Client Sub Type Unclassified
***Client** NIHE Land and Regeneration Services South
Instructions 12 John Street Court, Newtownards Redetermination
Comment Client has requested that this case is put on hold for now.

Val List 9
Analysis [Redacted]
***Projected Start Date** 03/07/2025
Projected Completion Date 04/08/2025
Date Closed [Redacted]
***Status** In Progress
ABBACUS Revision Request: ID [Redacted] **Reason** [Redacted]
List Leakage Case [Redacted]
Non-List Leakage Case Reason [Redacted]

Project **OD1 Form Issued**
Certificate **OD1 Form Received**
Require Approval **Out For Mobile Sketch Tool**

STAGES	Stage Type	Date	Who Allocated To	Comment
04/07/2025 12:00:14	Case Registered	04/07/2025 12:00:14		
04/07/2025 12:00:18	Case Reallocated	04/07/2025 12:00:18	UA	
04/07/2025 12:00:21	Case Reallocated	04/07/2025 12:00:21	[Redacted]	
04/07/2025 12:01:42	E-mail consent type - Web	04/07/2025 12:01:42	[Redacted]	Client acknowledged 04/07/2025
04/07/2025 12:02:56	Case Reallocated	04/07/2025 12:02:56	[Redacted]	
14/08/2025	Contact	14/08/2025	[Redacted]	Contact made with occupier - no answer
19/08/2025 11:32:52	Approval Requested	19/08/2025 11:32:52	[Redacted]	
20/08/2025	review of	20/08/2025	[Redacted]	review of case and val approach with case valuer
25/08/2025	Email to	25/08/2025	[Redacted]	Email to client requesting clarification if valuation should be assessed as if works had been

CASE RECORD SHEET (F11/18/379401))

Pre-registration Review- SV / Team Leader		SV/TL Initials/Name [REDACTED]	Date: 20/3/2024
F/A: RL/			
Allocate to: [REDACTED] 20/3/24)		Discuss before ac ion	Treat as urgent
Selected for Peer Review	YES	NO	
	Nominated Peer Reviewer		
Approval Required by	Senior Valuer		Other Instruction (including where required additional instruction on HPRM Container Location and Access Controls)
	Line manager	X	
	Self certify		
Registration Check by Admin Officer		Admin Initials/Name: [REDACTED]	Date: 20/3/2024
Correspondence date stamped on receipt, enclosures and attachments complete, special handling arrangements in place if necessary, previous case papers attached, urgent cases referred to valuer for prioritisation, AO details as below:			
AO Case No: 8087881 - 0		Client: HE- LRS South	
Trim Container Number: F11-24-8486		Acknowledgement issued - Yes/ Acknowledgement Required - Yes	
Case type: NIHE Right to Buy		Address or location: 12 John Street Court, Newtownards	
Sub-type: 3rd party Redetermination			
PCD : 19/4/2024			
Proj No:	Sub-Proj No:	Project Name:	
Post Registration Check by Valuer		Valuer Initials/Name: [REDACTED]	Date: 20/03/24
Registration check verified, acknowledgement issued where required, approval to act for both parties obtained where needed, no personal conflict of interest confirmed, management informed if case is high profile or politically sensitive.			
Specify change required to registration details and/or reason for re-allocation:			
Pre Completion Peer Review Check		Peer Reviewer Initials/Name:	Date:
Peer Review Form HPRM Record Number:			
Post Registration check verified. Any subsequent required case registration updates also verified. HPRM case records maintained, research under-taken and evidenced, comparables analysed/adjusted for subject circumstances and valuation date, proposed valuation and/or advice is complete and addresses client requirements. Discussed with case valuer.			
Specify any change required from pre-completion peer review check to be noted on AO and/or HPRM container:			
Completion Check- Valuer /SV / TLeader		SV/TL Initials/Name:	Date:
Registration details correct, case records complete, valuation and/or advice is complete and correct, authorisation to approve case has been granted, relevant case stages entered, case closure details as below / already entered :			
Relevant Date Type	Relevant Date	Valuation	Valuation Type
Date of Valuation	#####	£97,000	MV Cap
			No Action not ready to Value
			Value not Agreed Negotiations Unsuccessful
			Estimated Value
			x
			Case Withdrawn
			Value Accepted without Negotiation
			Advice Only No Valuation
			Value Agreed following Negotiation
Relevant Date Type	A: Date Case Aborted		D: Date of Transaction
	B: Date of Occupation		E: Date of Valuation
	C: Date Rent Commenced		F: Date of Inspection
Valuation Type	G: Date of Report		J: Tax Date
	H: Date of Transfer		
	I: Date of Vesting Order		
	A: Appraisal Pre-scheme Value		H: Compensation - Land Taken
	B: Appraisal Post-scheme Value		I: Compensation - Other
	C: Appraisal Gross Development Value		J: Depreciated Replacement Cost
D: Compensation - Domestic Disturbance		K: Existing Use Value	
F: Compensation - Equivalent Reinstatement		M: Market Value	O: Fair value
			S: Site Value
			T: N/A
Final Completion Check by Admin		Admin Initials/Name: [REDACTED]	Date: 29/05/24
All required fields on the Case Record Sheet have been completed for case closure			



Land and Regeneration
Housing Executive
The Housing Centre
2 Adelaide Street
Belfast
BT2 8PB

+44 28 9049 5794
Text Relay: 18001 0300 200 7801

Email: belfast.valuation@lpsni.gov.uk

House Sales Scheme

Redetermination of Market Value

NIHE Ref: 40203820

LPS Ref: 8087881-0

Applicants Name: [REDACTED]

Address: 12 JOHN STREET COURT

NEWTOWNARDS

CO. DOWN

Applicants Contact Details

Home Telephone No.

Mobile No:

E-Mail Address: [REDACTED]

This is to certify I have inspected the above property and the information supplied by the Housing Executive, together with structural defects (if any) noted below has been taken into account in assessing the market value.

NOTE: No structural survey has been made in connection with this valuation nor have the services been tested.

Structural Defects noted during inspection: -

The current market value at redetermination in my view is **£97,000** as at **14/02/2022** (the date of the original valuation).

The market value of the property excluding any tenant's improvements in my view is **£94,000** as at **14/02/2022** (the date of the original valuation).

Signature

[Redacted Signature]

Registered Valuer

[Redacted Valuer Information]

Date **21/02/2023**

Investigation Notes			
Address	12 John Street Court, Newtownards		
Client	NIHE		
Date of Client Instruction	20/03/2024		
Assessment Date	30/04/2024		
Job Reference	8087881		
Surveyor	[REDACTED]		
District	Belfast		
Conflict of Interest			
I can confirm that there is no conflict of interest and I have geographical competence in the valuation location	Yes	No	
Any sign of suspicious circumstance/ fraud?	Yes	No	
Address			
Is the address correct?	Yes	No	
If no, what is the correct address			
Floor Plan Data (m2)			
GIA			
GEA	92m2		
Area (other)			
Area of cellar			
Area of conservatory			
Type of property			
Property type (e.g. house, office, warehouse)	House		
Storeys	2		
Detachment	Terrace		
Property type and style			
Property style (e.g. semi detached, detached, first floor)	Terrace House		
Build format (e.g. purpose built, conversion)	Purpose Built		
Is the property a listed building?	Yes	No	
Is the property of public sector origins?	Yes	No	
Tenure and legal			
Record tenure	Freehold		Leasehold
Source of tenure	Owner	Client	Assumed by valuer
Is there any evidence of commercial or agricultural use?	Yes	No	
If yes provide details			
Are you aware of or suspect there to be any occupancy restrictions?	Yes	No	
If yes provide details			
Is the property occupied as a single dwelling?	Yes	No	Not applicable
If no, provide details			
Is there an estate charge payable?	Yes	No	
If yes, provide details of the the amount			
Are you aware of any low cost home ownership schemes?	Yes	No	Not applicable
If yes, provide details			
Are there any other legal matters needing further investigation?	Yes	No	
If yes, provide details e.g. rights of way, flying freehold			

Valuationspecific	
Describe the purpose of your valuation (e.g. rating purposes)	Right to buy Redetermination
Do any of the following apply to your specific valuation	
Does the property appear to comprise multiple titles?	Yes No
If yes, provide details	
Is there evidence of a recent sale/ rental of this property within the last 6 months?	Yes No
Is the property likely to be affected by construction/ development within close proximity to the property?	Yes No
If yes, provide details	
Are there any other matters not already reported which are considered essential for the purposes of your valuation?	Yes No
If yes, provide details	
EPC/DEC	
What is the property's EPC rating	
What is the EPC reference number	
What is the date of the EPC certificate	
Searches	
Planning Search Findings	No recent or active planning applications
Flood Risk Search Findings	Not situated in a floodplain
Development Plan Information	Situated within the Settlement Development Limit
Zoning Information	Whitelands

Site Notes				
Address	12 John Street Court, Newtownards			
Client	NIHE			
Assessment Date	30/04/2024			
Job Reference	8087881			
Surveyor	█			
District	Belfast			
Record Arrival & Departure				
Date of inspection	29/04/2024			
Time of arrival	14:00			
Time of departure	14:30			
Weather	Dry	Wet	Fog	Snow/Ice
Risk Assessment				
Hazards Identified to limit inspection?	Yes		No	
If yes, provide details				
Vulnerable people: Is there a concern that the occupier may be a vulnerable customer? (e.g. someone who may be unable to physically and mentally look after themselves or others, i.e. children)	Yes		No	
If yes, provide details				
Property details				
Quality	Very good	Good	Average	Poor
Age	1980			
Circumstance				
Person present/ access	Keys	Owner	Tenant	Agent
Purpose of valuation	RTB Redetermination			
Occupancy Status	Occupied	Vacant	Tenant	Agent
Is anyone available to answer further questions about the property?	Yes		No	
If yes, provide details				
Furnishings	Furnished	Part Furnished	Unfurnished	
Floor coverings	All	None	Part furnished	
Property location	Mid-terrace			
Are there any significant limitations to inspection over and above normal occupation?	Yes		No	
If yes, provide details				
Location				
Area predominantly	Residential	Commercial	Mixed	
Location type	Suburb	Rural	Town	
In a conservation area	Yes		No	
Are there any adverse locational factors e.g. overhead power lines, adjacent to substation	Yes		No	

Site Notes

If yes, provide details				
Status of roads/ pavements abutting the property	Adopted	Unadopted	Private	Not known
Accommodation				
Number of floors	2			
Ground Floor Accommodation	Living Room/Kitchen			
First Floor Accommodation	WC/3 Bedrooms			
Second Floor Accommodation				
Third Floor Accommodation				
Fourth Floor Accommodation				
Conservatory (habitable)				
Plot				
Gardens	Front	Side	Rear	
Does the plot exceed 1 acre	Yes		No	
If yes, approximate size of plot				
Are you aware if the Client owns any land adjoining the subject property	Yes		No	
If yes, provide details				
Parking				
Is there space for a garage	No			
Parking arrangements (instead of, or additional to, garage)	Private Drive	Street parking only	No Parking	Communal Parking
State the number of parking spaces				
Risk Matters				
Site topography is:	Steep	Moderate	Level	
Any trees within influencing distance to the property?	Yes		No	
If yes, record distance from the property in meters				
Are you aware of any structural movement, landslip or heave in the property or in the immediate vicinity?	Yes		No	
If yes, provide details				
Is there any reason to believe the property may be at risk of flooding?	Yes		No	
Evidence of Japanese knotweed?	Yes		No	
Any adverse site/ risk factors?	Yes		No	
If yes, provide details				
Property Age				
Original year of construction	1980			
Is the property awaiting first occupation in its current form (e.g. new build/conversion)	No			
Is the original year of construction/ conversion less than 10 years?	Yes		No	
Any signs of significant alterations/ extension to the property?	Yes		No	
If yes, provide details				

Do any of these works appear to have been carried out in the last 10 years?	Yes		No	
Construction Classification				
Describe the appropriate construction type of the property's external walls	Brick/Block			
Are there any significant areas of single skin brickwork, blockwork or insubstantial material?	Yes		No	
If yes, provide details				
Is the roof of traditional construction?	Yes		No	
If no, provide details				
Are there solar panels at the property?	Yes		No	
If yes, describe the ownership of the solar panels	Leased	Owned	Not known	
Is there any evidence that the property has been underpinned or subject to other significant structural repairs?	Yes		No	
If yes, provide details				
Roof				
Select the roof type	Flat	Pitched	Both	
Describe the roof covering (e.g. slates, tiles, asbestos tiles)				
Describe the condition of the roof covering	Satisfactory		Unsatisfactory	
If unsatisfactory, provide details				
External Walls				
Describe the external walls (e.g. solid, cavity)	Solid			
Predominant thickness (mm)	Unknown			
Wall finish (e.g. brick, render, reconstituted stone)	Brick			
Describe the condition of the external walls	Satisfactory		Unsatisfactory	
If unsatisfactory, provide details				
Windows, Glazing & External Joinery				
Describe the window frames (e.g. PVCu, timber)	PVC			
Describe the window glazing (single glazed, double glazed)	DG			
Garages				
Is there a garage at the property?	Yes	No	Not known	Not applicable
How many garages are on the plot?				
Describe the location of the garage	Detached	Adjoining	Not applicable	
Describe the condition of the garage	Satisfactory		Unsatisfactory	
If unsatisfactory, provide details				
Outbuildings				
Are the outbuildings on the plot?	Yes		No	
How many outbuildings are on the plot?				
What are the outbuildings used for (e.g. agricultural, domestic)?				

Site Notes

Describe the materials used in construction of the outbuildings (e.g. corrugated sheets, brick, block, timber)			
Describe the condition of the outbuildings	Satisfactory		Unsatisfactory
If unsatisfactory, provide details			
Site & Boundaries			
Boundary	Defined		Undefined
If undefined, provide details			
Electric			
Is there an electricity supply to the property?	Yes		No
Is there mains electricity to the property?	Yes		No
Heating			
Is there heating at the property?	Yes		No
Describe the heating supply (e.g. gas, oil, electric, other)	Gas		
If other, provide details			
Water			
Is there a mains water supply to the property?	Yes		No
If no, provide details			
Drainage			
Drainage System	Mains	Shared septic tank	Private septic tank
Hot Water System			
Describe the hot water supply (e.g. CH boiler)	CH Boiler		

Valuation Analysis

This section is a record of the comparables used to form your opinion on value, an analysis of the comparables and your final valuation. The minimum number of comparables required is 3. Record your comparables in order of relevance with Comparable 1 being the most relevant.

Comparable	Address	Price / Rent (£)	Date of Transaction	Features/ Attributes	Justification/ Rationale for Using this Comparable
1	11 Greenwell Street	Sect 41	22/12/2023	Terrace House	Size/location
2	50 John Street Lane		20/12/2023	Terrace House	Size/Location
3	50 John Street		20/12/2023	Terrace House	Location
4	57 Frances Street		20/09/2023	Terrace House	Size/Location
5	124 John Street		17/11/2023	SD House	Location

This section sets out a summary of your valuation analysis and justification for your valuation

Instructions

This case was raised by the NIHE as a redetermination following a RTB application. The NIHE applicant has challenged the RTB valuation from McKibbin. I will assess the property in line with local comparable evidence and issue a new valuation to the client.

Previous Valuation

The property was recently valued in a redetermination case by [REDACTED] Feb 2022, assessed at £97,000 with a £3,000 tenants improvements reduction.

The current valuation from Mckibbin is £97,000 with a £3,000 valuation for tenants' improvements. The table below shows the comparable evidence used by McKibbin for the valuation.

ADDRESS	TYPE	BEDROOMS	PRICE	STATUS	COMMENTS
24 Auster Park, Newtownards, BT23 4RW	End-terrace House	3	Sect 41	Ongoing	Sect 41
5 Abbot Close, Newtownards, BT23 8XS	End-terrace House	3		Ongoing	
25 Mary Street, Newtownards, BT23 4DQ	Mid-terrace House	3		Ongoing	

Valuation

John Street Court is a housing estate located in Newtownards centre. The above comparable evidence indicates that the market value along with the value of tenants' improvements remains unchanged. I therefore am of the opinion that McKibbins valuation is accurate and a valuation of £97,000 along with £3,000 for tenants' improvements is fair and reasonable.

Maps

See Below

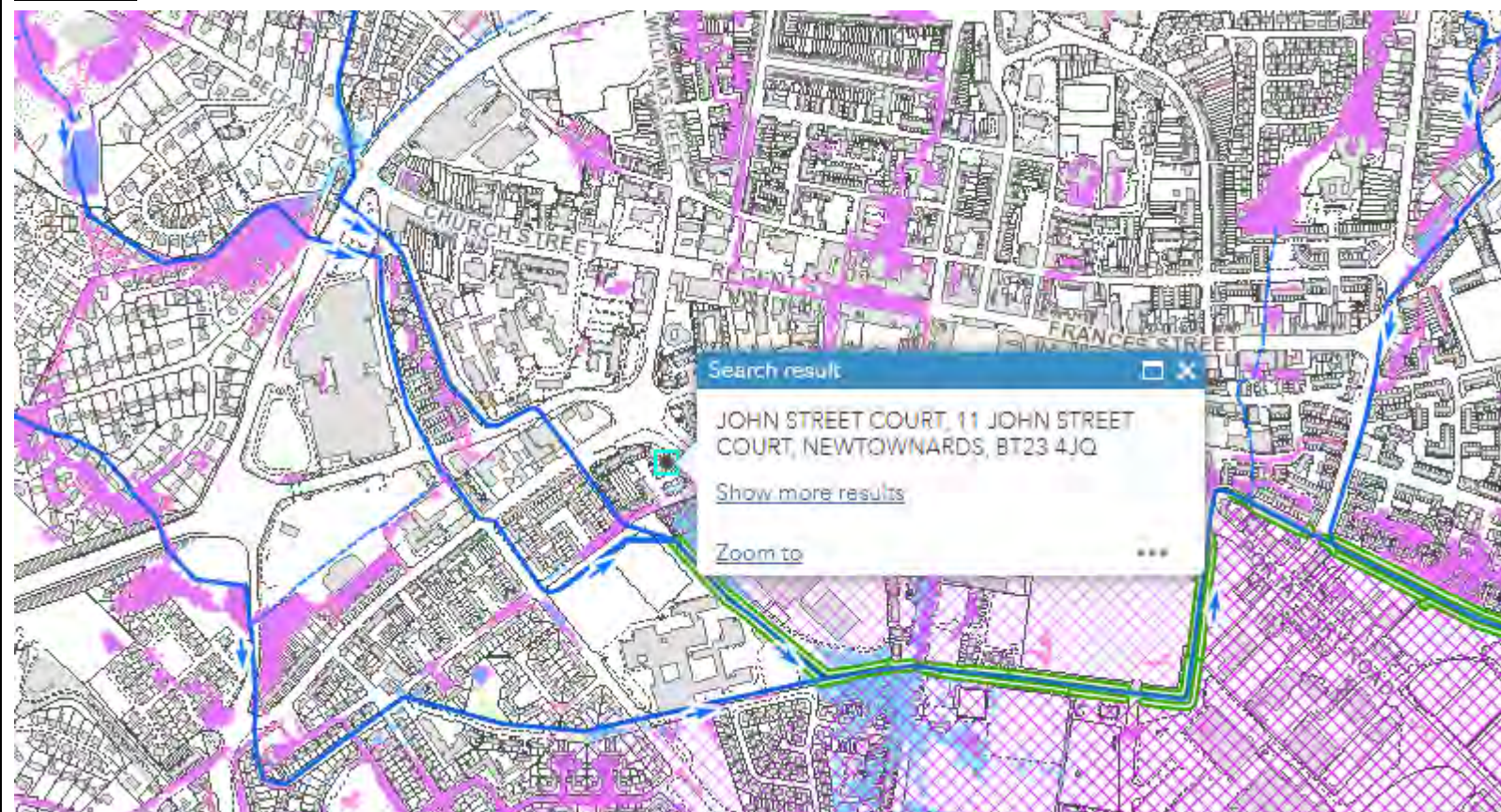
Title

Absolute Freehold

IMA & Aerial View

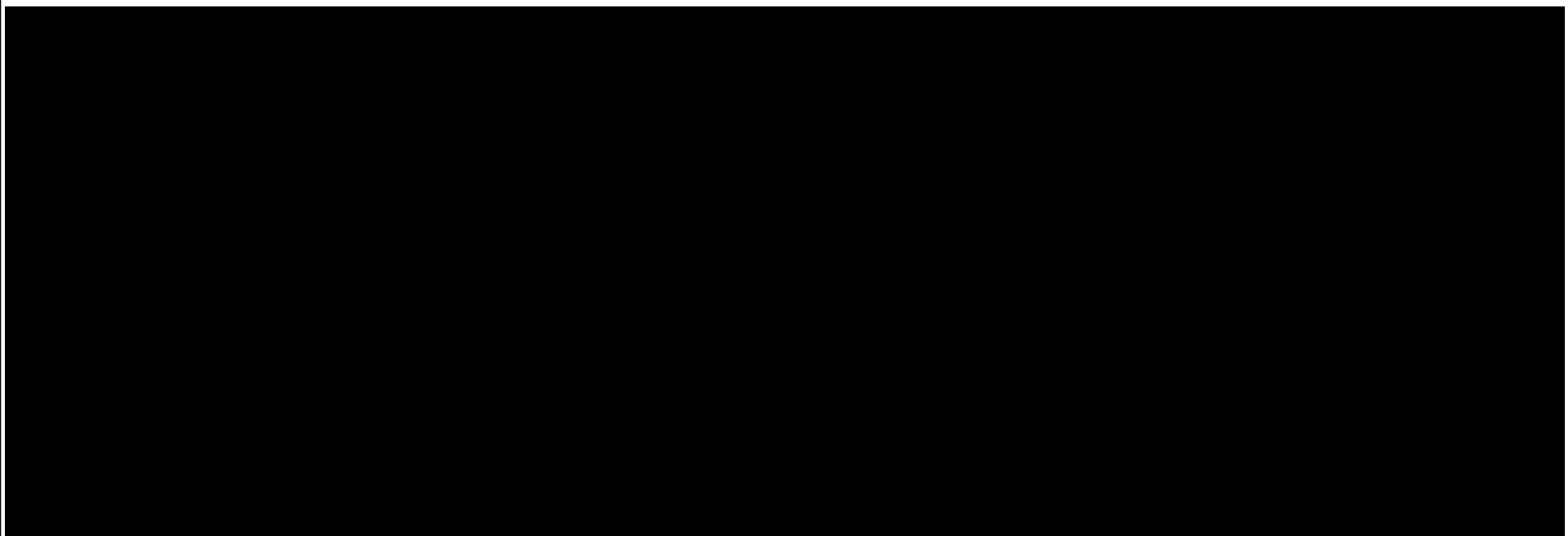


Flood Risk



Does not appear to be at risk of flooding.

Inspection Images



From: [REDACTED] -
To: [REDACTED]
Subject: FW: 12 John Street Court Newtownards Ref 40203874 Application for Redetermination
Date: 20 March 2024 14:14:38
Attachments: [NIHE LPS Invoicing Form South PS - 40203874 - 12 John Street Court.docx](#)
[12 John Street Court Newtownard.pdf](#)

Hi [REDACTED]

Please re-open as per [REDACTED] instructions. Previous case is 8087881.

Thanks

[REDACTED]

-----Original Message-----

From: [REDACTED]@finance-ni.gov.uk>
Sent: Wednesday, March 20, 2024 2:12 PM
To: [REDACTED]@finance-ni.gov.uk>
Subject: FW: 12 John Street Court Newtownards Ref 40203874 Application for Redetermination

Hi [REDACTED]

Please re-open the previous case and allocate it to [REDACTED].

Thanks

[REDACTED]

[REDACTED] MRICS
Senior Valuer
Client Services Belfast
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [REDACTED]
Mob: 07775504998

Web: www.finance-ni.gov.uk/lps

[LPS Privacy Notice \(finance-ni.gov.uk\)](#)

-----Original Message-----

From: [REDACTED]@finance-ni.gov.uk>
Sent: Wednesday, March 20, 2024 12:56 PM
To: [REDACTED]@finance-ni.gov.uk>
Subject: FW: 12 John Street Court Newtownards Ref 40203874 Application for Redetermination

Hi [REDACTED]

One for allocation. Jonah did a case last year: 8087881.

Thanks

[REDACTED]

-----Original Message-----

From: [REDACTED]@nihe.gov.uk>

Sent: Wednesday, March 20, 2024 11:29 AM

To: [REDACTED]@finance-ni.gov.uk>

Cc: [REDACTED]@nihe.gov.uk>

Subject: RE: 12 John Street Court Newtownards Ref 40203874 Application for Redetermination

Hello [REDACTED]

Please find the attached invoice form.

Many Thanks

[REDACTED]

Northern Ireland Housing Executive

Place Shaping South Region

[REDACTED]

Marlborough House | Central Way | Craigavon BT64 1AJ

-----Original Message-----

From: [REDACTED]@finance-ni.gov.uk>

Sent: Tuesday, March 19, 2024 4:48 PM

To: [REDACTED]nbar@nihe.gov.uk>

Cc: [REDACTED]@nihe.gov.uk>

Subject: 12 John Street Court Newtownards Ref 40203874 Application for Redetermination

Good afternoon,

We received the attached redetermination application in the post. Would you be able to provide an invoice form?

Kind regards

[REDACTED]

Belfast Valuation

Land & Property Services

THE DISTRICT VALUER
LAND AND PROPERTY SERVICES
CROWN BUILDINGS
HAMILTON ROAD
BANGOR BT20 4LQ

Date : 11 March 2024

Your Ref:

Our Ref : 40203874

Dear

Application for Redetermination

Applicant 
Address 12 JOHN STREET COURT
NEWTOWNARDS

This letter is to advise the above named applicant has applied for a redetermination of the value of their home as assessed by an independent valuer under the above scheme.

Copies of the original valuation instruction, the independent Valuer's assessment of market value and correspondence received from the applicant are enclosed.

Can you please arrange to complete a redetermination taking into account any noted structural defects and excluding the value of tenant completed improvements. Please report your figure to me on the attached form.

Yours sincerely,



Land and Regeneration Services (South)

House Sales Scheme

Redetermination of Market Value

NIHE Ref : 40203874

L&PS Ref:

Applicant

Address 12 JOHN STREET COURT
NEWTOWNARDS
CO. DOWN

Applicants Contact Details

Home Telephone No

Mobile No:

E-Mail Address:

This is to certify I have inspected the above property and the information supplied by the Housing Executive, together with structural defects (if any) noted below has been taken into account in assessing the market value.

NOTE : No structural survey has been made in connection with this valuation nor have the services been tested.

Structural Defects noted during inspection:-

The current market value at redetermination in my view is £ _____ as at _____ (the date of the original valuation).

The market value of the property excluding any tenant's improvements in my view is £ _____ as at _____ (the date of the original valuation).

Signature

Date

FRICS / ARICS / ASVA

NB Please affix your office stamp and return this form to the following address.

**Land and Regeneration
Housing Executive
Marlborough House
Central Way
Craigavon BT64 1AJ**

[REDACTED]

From:

Sent:

[REDACTED]
04 December 2023 11:06

To:

Cc:

Subject:

[REDACTED]
12 John Street Court, Newtownards

Attachments:

Scanned from a Xerox Multifunction Printer.pdf

Hi [REDACTED]

See attached valuation request for the above property.

Regards,

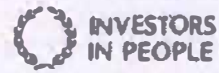
[REDACTED]
Northern Ireland Housing Executive

Place Shaping South Region

[REDACTED]
Marlborough House | Central Way | Craigavon BT64 1AJ

Housing Executive

Housing Executive
Land and Regeneration Services (South)
Marlborough House
Central Way, Cragavon
BT64 1AJ
Telephone 0344 8920 900
Fax (028) 3831 5719



<http://www.nihe.gov.uk>
Alternative telephone number for
mobile phone users 0289024 0588

TextRelay:
18001028
90240588

FAX

To : [REDACTED]
From : [REDACTED]
Fax :
Pages : 1
Phone :
Date : 04 December 2023
Subject : Valuation request - 40203874

Urgent **For review** **Please Comment** **Please Reply**

ADDRESS : 12 JOHN STREET COURT 3 bedroom Mid-Situated House
NEWTOWNARDS No Garage
CO. DOWN Full Central Heating

POST CODE BT23 4JQ

TENANT : [REDACTED]

Home Tel : [REDACTED] Business : [REDACTED]
Mobile Tel : [REDACTED] Email : [REDACTED]

VALUE AT: 01 November 2023

IMPROVEMENTS BY TENANT

BATHROOM REPLACED
EXTERNAL FRONT & BACK WALLS
FIREPLACE
FLOORING
INTERNAL AND EXTERNAL DOORS
KITCHEN REPLACED
NEW LIGHTING AND SWITCHES
RADIATORS REPLACED
STAIRCASE REPLACED
TILING BATHROOM
TILING KITCHEN

I should be grateful if you would advise me of the Market Value of the above property.

Details of any improvements carried out and details of any structural defects known to the Executive will follow. Any such defects should be taken account of in the valuation to the extent that this is appropriate having regard to the principles of valuation.

If the property is a flat, details of the estimated service charge for the current year and the 5 subsequent years together with details of works programmed for the block in which the flat is situated for the same period will follow.

[REDACTED]

From: [REDACTED]
Sent: 02 February 2024 13:31
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Valuation Request - 40203874 - 12 John Street Court, Newtownards
Attachments: 10c HS10C Residential Valuation Form.pdf; 10b HS10B Market Value Assessment Form.pdf; Signed Inspection form.pdf

H [REDACTED]

I see [REDACTED] sent the valuation back for this case. Can your process the return and check everything's ready for the offer and then we can get the offer ready on Monday.

Thanks,

[REDACTED]

[REDACTED]

Place Shaping South
E: [REDACTED]
Marlborough House | Central Way | Craigavon BT64 1AJ
Tel: [REDACTED]

From: [REDACTED]@mckibbin.co.uk>
Sent: Friday, February 2, 2024 1:25 PM
To: [REDACTED]@nihe.gov.uk>
Cc: [REDACTED]@nihe.gov.uk> [REDACTED]@nihe.gov.uk>
Subject: FW: Valuation Request - 40203874 - 12 John Street Court, Newtownards

Caution – This email has been received from outside the NICS network. Please ensure you can verify the sender's name and email address. Treat all attachments and links with caution.
FOR INTERNAL NICS STAFF ONLY - If you have any concerns regarding the email please forward to spam@finance-ni.gov.uk.

[REDACTED]

Please find attached Forms 10B and 10C together with signed declaration of the visit by the tenant.

Should you have any queries please do not hesitate to contact me.

Regards

[REDACTED] BSc (Hons) MRICS
Partner
McKibbin Commercial
One Lanyon Quay
Belfast
BT1 3LG

House Sales Scheme Incorporating Equity Sharing - Residential Valuation Form

Tenant's Name: [REDACTED]

Property Address: 12 John Street Court, Newtownards, BT23 4JQ

Property Type:

Detached House	<input type="checkbox"/>	Semi Detached House	<input type="checkbox"/>
End Terraced House	<input type="checkbox"/>	Mid Terraced House	<input checked="" type="checkbox"/>
Bungalow	<input type="checkbox"/>	Flat / Maisonette	<input type="checkbox"/>
If Flat / Maisonette State Floor	<input type="checkbox"/>	No of Floors in Block	<input type="checkbox"/>

Accommodation:
(State Number)

Hall / Landing	<input type="text" value="1"/>	Living Rooms	<input type="text" value="1"/>
Dining Rooms	<input type="text"/>	Kitchen	<input type="text" value="1"/>
Bedrooms	<input type="text" value="3"/>	Bathrooms	<input type="text" value="1"/>
WC	<input type="text"/>	Utility Room	<input type="text"/>
Basement	<input type="text"/>	Garage	<input type="text"/>
Gardens	<input type="text" value="1"/>		

Services:

Water Mains	<input checked="" type="checkbox"/>	Private	<input type="checkbox"/>
Mains Gas	<input checked="" type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>
Mains Drainage	<input checked="" type="checkbox"/>	Septic Tank / Cesspit	<input type="checkbox"/>
Central Heating	<input type="checkbox"/>	Road Adopted	<input type="checkbox"/>
Shared Driveway	<input type="checkbox"/>		

Construction Type
(Please Describe)

Locality:

Urban	<input checked="" type="checkbox"/>	Suburban	<input type="checkbox"/>
Rural	<input type="checkbox"/>		
Property Prices in locality:	Rising <input type="checkbox"/>	Static <input checked="" type="checkbox"/>	Falling <input type="checkbox"/>
Demand for Type of Property:	Rising <input type="checkbox"/>	Static <input checked="" type="checkbox"/>	Falling <input type="checkbox"/>

Housing Executive

House Sales – Residential Valuation Form

Tenant Completed Improvements:
(List all improvements and effect on the value of property, if any)

Bathroom replaced / External front and back walls / Fireplace / Flooring / Internal & External Doors / Kitchen replaced / New lighting and switches / Radiators replaced / Staircase replaced / Tiling Bathroom / Tiling kitchen

Structural Defects:
(List all structural defects and effect on property value, if any)

None recorded

Market Valuation:
(including effect of structural defects and excluding effect of tenant improvements)

£97,000

General Remarks:
(To support valuation, comparable valuations etc.)

Up until mid 2022 there was a period of sustained price growth in the housing sector following the re-opening of the market following the first Covid lockdown in mid 2020. However since 2022 headwinds for the market have included sustained high inflation, increasing interest rates, high energy costs and wider economic uncertainty. These variables have resulted in a slowing market with purchasers now adopting a more cautious approach. However between Q2 and Q3 2023 the NI house price Index remained resolute and showed a 3.1% increase in prices and provided an average house price of £179,530. Nevertheless it would seem likely that demand has falling somewhat and price growth, if any, will remain muted for early 2024 with less competitive bidding and lower transactional activity. The market is likely to be put under increasing pressure if interest rates are increased again. Nevertheless, the characteristics of the local property market has shown resilience over a sustained period of time despite economic and political uncertainty and when unemployment rates are at record low levels coupled with low supply of new stock, demand for correctly priced houses below £150,000 will likely remain. Furthermore the increase in rents in the private rented sector is also stimulating demand from investors. In arriving at our valuation we have considered a range of market evidence including those in the table below and consider our opinion of Market Value to be consistent with other similar properties recently valued in the locality for NIHE.

ADDRESS	TYPE	BEDROOMS	PRICE	STATUS	COMMENTS
24 Auster Park, Newtownards, BT23 4RW	End-terrace House	3	Sect 41	Ongoing	Sect 41
5 Abbot Close, Newtownards, BT23 8XS	End-terrace House	3		Ongoing	
25 Mary Street, Newtownards, BT23 4DQ	Mid-terrace House	3		Ongoing	


Date of Inspection:

24th January 2024

Declaration:

1. I have inspected this property internally and externally and considered all information supplied by the Housing Executive.
2. The valuation is an assessment of the open market value based upon vacant possession at the date of the House Sale application
3. I have included the structural defects affecting the property and disregarded the tenant improvements carried out to this property in assessing the market value of the property as stated above.

Valuers Signature:



**Valuers Name
and Qualifications:**

 BSc (Hons) MRICS

**Firms Name
and Address:**

**McKibbin Commercial Property Consultants
One Lanyon Quay
Belfast
BT1 3LG**

Market Value Assessment Form

Firms Name: McKibbin Commercial Property Consultants

Address: One Lanyon Quay, Belfast, BT1 3LG

NIHE Reference: 40203874 **Firms Reference:** 2024-364

Inspection Date: 24th January 2024

Tenant's Name: [REDACTED]

Property Address: 12 John Street Court, Newtownards, BT23 4JQ

Property Description
Mid-terrace property which has been upgraded/altered by tenant with yard to rear.

List all Tenant Completed Improvements
(disclosed at application or identified during inspection)
Bathroom replaced / External front and back walls / Fireplace / Flooring / Internal & External Doors / Kitchen replaced / New lighting and switches / Radiators replaced / Staircase replaced / Tiling Bathroom / Tiling kitchen

Value of all tenant Improvements
(disregarded for the purpose of valuation)
£3,000

Structural Defects
(if any)
None recorded

Value of Defects
(included for purpose of valuation)
£ -

Development Potential: Yes No **If Yes (Value):** £

Market Value (figures) £97,000 at 1st November 2023

Market Value (in words) Ninety Seven Thousand Pounds sterling

Additional Notes:

Declaration:

I certify I have inspected this property internally and externally and considered all information supplied by the Housing Executive. I have included the structural defects affecting the property and disregarded the tenant improvements carried out to this property in assessing the market value of the property as stated above.

Note: A structural survey has not been undertaken and the services have not been tested.

Valuers Name (Print):



Valuers Signature:



Qualification(s)



**Housing
Executive**

**House Sales Valuation
Inspection Confirmation Form**

NIHE Ref: 40203874

Tenants Name:

[Redacted]

Property Address:

12 John Street Court, Newtownards, BT23 4JQ

**Inspection
Confirmation:**

This is to confirm that an internal and external inspection has been completed of the above property as part of the House Sales Valuation service

Tenants Signature:

[Redacted]

Inspection Date:

25 / 01 / 24

[Redacted]

12 John Street Court
Newtownards
Co Down
BT23 4JQ

Re: 40203874

I received the purchase price of £73,000 and I am asking for it to be revalued because I don't believe that all the repairs and work that I carried out on the property over the time I've been in it has been taken into consideration and I believe that this has increased the property value a lot.

Can you please confirm that this email had been received. Thank you

Regards

[Redacted]

|

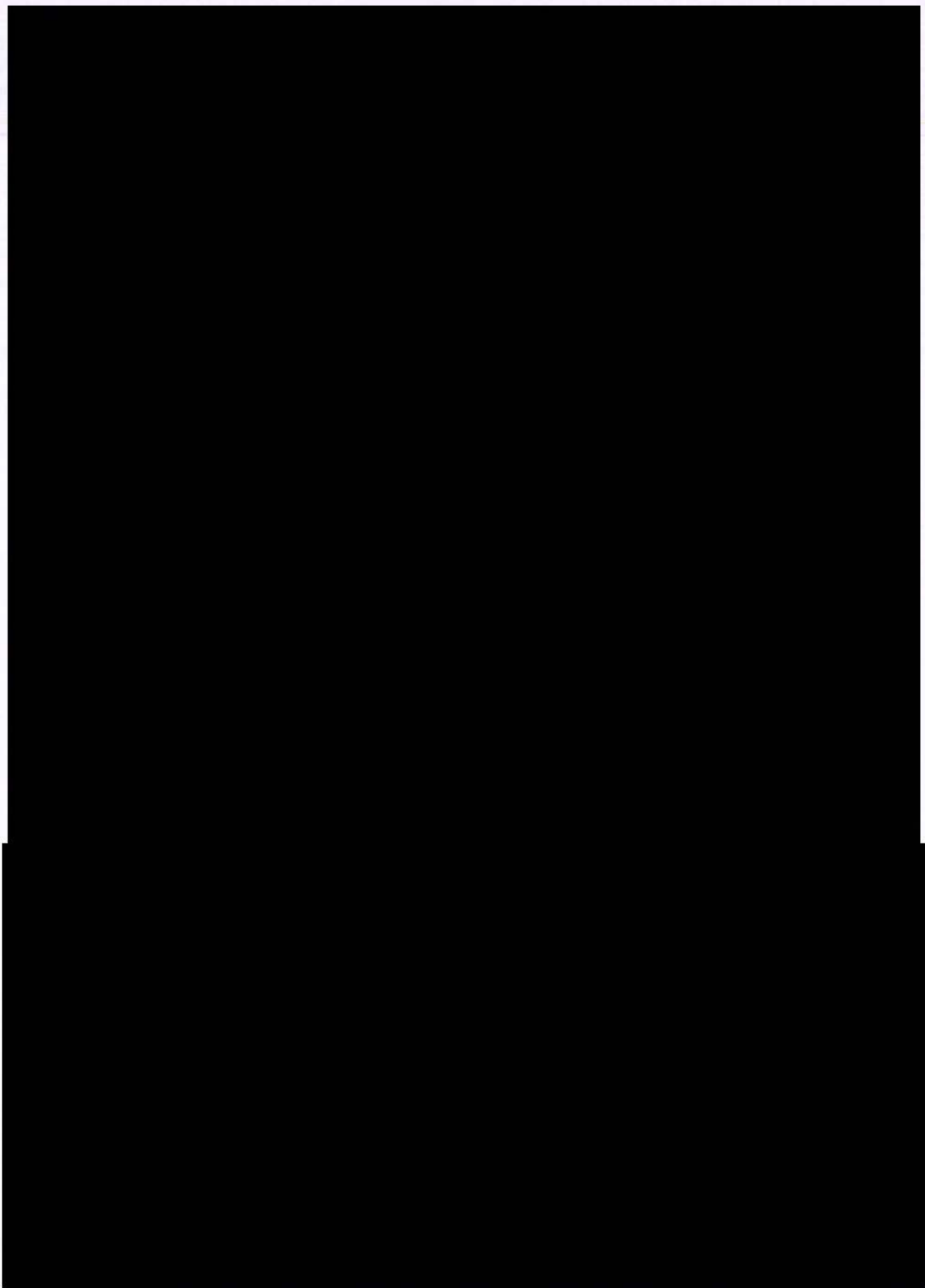
|

|

|

|

|





**Invoicing details for Housing Executive instructions to
Land & Property Services**

Section 1: Housing Executive Case Details

Reference Number: 40203874
Instructing Officer: [REDACTED]
Department: Place Shaping South
Nominated Invoicing Officer: [REDACTED]eld

Section 2: Details of Instruction

Date of Instruction: 11/03/2024
Case Details: The tenant of the property wishes for her property to be revalued
Property Address: 12 John Street Court, Newtownards
Client Name (if applicable) [Click or tap here to enter text.](#)
Summary of Instruction: Redetermination request for the above address

Section 3: LPS Case Details (to be completed by LPS)

Reference Number: [Click or tap here to enter text.](#)
LPS Valuer: [Click or tap here to enter text.](#)

From: [REDACTED]
To: [REDACTED]
Cc:
Subject: LPS Acknowledgement RE: 12 John Street Court Newtownards Ref 40203874 Application for Redetermination
Date: 20 March 2024 15:51:19
Attachments: [ack letter Redetermination 12 John Street Court Belfast.pdf](#)
[NIHE LPS Invoicing Form South PS - 40203874 - 12 John Street Court.docx](#)

Good afternoon [REDACTED],

Thankyou for this instruction.This HE Redetermination case will be dealt with by [REDACTED]

I have attached a LPS Acknowledgement Letter and updated your HE Invoice

[REDACTED] will be in contact with the Valuation Report in due course

Kind Regards

[REDACTED]
Valuation Belfast Rating & Client Services Administration
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

[REDACTED]
Web: www.finance-ni.gov.uk/lps
[LPS Privacy Notice \(finance-ni.gov.uk\)](#)



Land & Property Services
Seirbhísí Talún & Maoine

Belfast Regional Valuation Office
Land & Property Services
Lanyon Plaza
7 Lanyon Place
Town Parks
BELFAST, BT1 3LP

Telephone: 0300 200 7801
(call charged at local rate)
If outside NI, dial +44 28 9049 5794
Text Relay: 18001 0300 200 7801

Email: belfast.valuation@lpsni.gov.uk

Your reference 40203874

Our reference 8087881 -1

Date : 20th March 2024

██████████
Place Shaping South
HE

Dear ██████████

I acknowledge receipt of your instructions in respect of

RE: HE Redetermination : 12 John Street Court Newtownards

This case will be dealt with by ██████████ who can be contacted by
Tel: Mobile ██████████ or by e-mail – ██████████@finance-ni.gov.uk

The LPS Terms of Engagement apply to all valuation reports and valuation advice provided by LPS to its clients unless they have been superseded by alternative terms specified in a Service Level Agreement or other agreement. The Terms have been issued to all LPS clients and are available to view at

[LPS standard terms of engagement](#)

The Terms may be subject to supplementary, special or amended terms and assumptions issued by the Valuer dependant upon the instruction received.

Yours sincerely,

[REDACTED]

for District Valuer

for District Valuer

Valuation Belfast Client Services Administration

Valuation Services Directorate

Land & Property Services

Department of Finance

Lanyon Plaza

7 Lanyon Place

Belfast, BT1 3LP

Email: [REDACTED] [@finance-ni.gov.uk](mailto:[REDACTED]@finance-ni.gov.uk)

Web: www.finance-ni.gov.uk/lps

LPS Privacy Notice (finance-ni.gov.uk)

**Invoicing details for Housing Executive instructions to
Land & Property Services**

Section 1: Housing Executive Case Details

Reference Number: 40203874
Instructing Officer: [REDACTED]
Department: Place Shaping South
Nominated Invoicing Officer: [REDACTED]

Section 2: Details of Instruction

Date of Instruction: 11/03/2024
Case Details: The tenant of the property wishes for her property to be revalued
Property Address: 12 John Street Court, Newtownards
Client Name (if applicable) [Click or tap here to enter text.](#)
Summary of Instruction: Redetermination request for the above address

Section 3: LPS Case Details (to be completed by LPS)

Reference Number: 8087881 - 1
LPS Valuer: [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Redetermination 12 John Street Court Newtownards
Date: 20 March 2024 15:47:27
Attachments: [ack letter Redetermination 12 John Street Court Belfast.pdf](#)
[NIHE LPS Invoicing Form South PS - 40203874 - 12 John Street Court.docx](#)

[REDACTED]
Valuation Belfast Rating & Client Services Administration
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [REDACTED]

Web: www.finance-ni.gov.uk/lps
[LPS Privacy Notice \(finance-ni.gov.uk\)](#)



Land & Property Services
Seirbhísí Talún & Maoine

Belfast Regional Valuation Office
Land & Property Services
Lanyon Plaza
7 Lanyon Place
Town Parks
BELFAST, BT1 3LP

Telephone: 0300 200 7801
(call charged at local rate)
If outside NI, dial +44 28 9049 5794
Text Relay: 18001 0300 200 7801

Email: belfast.valuation@lpsni.gov.uk

Your reference 40203874

Our reference 8087881 -1

Date : 20th March 2024

██████████
Place Shaping South
HE

Dear ██████████

I acknowledge receipt of your instructions in respect of

RE: HE Redetermination : 12 John Street Court Newtownards

This case will be dealt with by ██████████ who can be contacted by
Tel: ██████████ or by e-mail – ██████████@finance-ni.gov.uk

The LPS Terms of Engagement apply to all valuation reports and valuation advice provided by LPS to its clients unless they have been superseded by alternative terms specified in a Service Level Agreement or other agreement. The Terms have been issued to all LPS clients and are available to view at

[LPS standard terms of engagement](#)

The Terms may be subject to supplementary, special or amended terms and assumptions issued by the Valuer dependant upon the instruction received.

Yours sincerely,

[REDACTED]

for District Valuer

for District Valuer

Valuation Belfast Client Services Administration

Valuation Services Directorate

Land & Property Services

Department of Finance

Lanyon Plaza

7 Lanyon Place

Belfast, BT1 3LP

Email:

[REDACTED]

Web: www.finance-ni.gov.uk/lps

LPS Privacy Notice (finance-ni.gov.uk)

**Invoicing details for Housing Executive instructions to
Land & Property Services**

Section 1: Housing Executive Case Details

Reference Number: 40203874
Instructing Officer: [REDACTED]
Department: Place Shaping South
Nominated Invoicing Officer: [REDACTED]

Section 2: Details of Instruction

Date of Instruction: 11/03/2024
Case Details: The tenant of the property wishes for her property to be revalued
Property Address: 12 John Street Court, Newtownards
Client Name (if applicable) [Click or tap here to enter text.](#)
Summary of Instruction: Redetermination request for the above address

Section 3: LPS Case Details (to be completed by LPS)

Reference Number: 8087881 - 1
LPS Valuer: [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: RE: LPS Acknowledgement RE: 12 John Street Court Newtownards Ref 40203874 Application for Redetermination
Date: 02 May 2024 11:08:00
Attachments: [8087881-1 12 John St Ct Redetermination V2.pdf](#)
[NIHE LPS Invoicing Form South PS - 40203874 - 12 John Street Court.pdf](#)
[image001.png](#)

Hi [REDACTED],

Please see attached in relation to a RTB redetermination.

If you have any further queries please do not hesitate to contact me.

Kind regards,

[REDACTED]

[REDACTED]
Valuation Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Web: www.finance-ni.gov.uk/lps

From: [REDACTED]@nihe.gov.uk>
Sent: Wednesday, May 1, 2024 1:27 PM
To: [REDACTED]@finance-ni.gov.uk>
Subject: RE: LPS Acknowledgement RE: 12 John Street Court Newtownards Ref 40203874 Application for Redetermination

Thank you for the update Jonathan!

Kind Regards

[REDACTED]

From: [REDACTED]@finance-ni.gov.uk>
Sent: Wednesday, May 1, 2024 1:24 PM
To: [REDACTED]@nihe.gov.uk>
Subject: RE: LPS Acknowledgement RE: 12 John Street Court Newtownards Ref 40203874 Application for Redetermination

Hi [REDACTED]

I was out to inspect the property at the beginning of the week.

Should have the valuation with you by end of this week/start of next at the latest.

Kind regards,

■

■

Valuation Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Web: www.finance-ni.gov.uk/lps

From: ■ [@nihe.gov.uk](mailto:■@nihe.gov.uk)>
Sent: Wednesday, May 1, 2024 11:58 AM
To: ■ [@finance-ni.gov.uk](mailto:■@finance-ni.gov.uk)>
Subject: RE: LPS Acknowledgement RE: 12 John Street Court Newtownards Ref 40203874
Application for Redetermination

Hello ■

Any update on this case?

Many Thanks

■

Northern Ireland Housing Executive
Place Shaping South Region
✉: ■ [@nihe.gov.uk](mailto:■@nihe.gov.uk)
☎: ■ |
Marlborough House | Central Way | Craigavon BT64 1AJ

From: ■
Sent: Friday, April 19, 2024 8:45 AM
To: ■ [@finance-ni.gov.uk](mailto:■@finance-ni.gov.uk)>
Subject: RE: LPS Acknowledgement RE: 12 John Street Court Newtownards Ref 40203874
Application for Redetermination

Thanks for this ■

From: ■ [@finance-ni.gov.uk](mailto:■@finance-ni.gov.uk)>
Sent: Thursday, April 18, 2024 5:39 PM

To [REDACTED] <[\[REDACTED\]@nihe.gov.uk](mailto:[REDACTED]@nihe.gov.uk)>

Subject: RE: LPS Acknowledgement RE: 12 John Street Court Newtownards Ref 40203874
Application for Redetermination

H [REDACTED]

I'll arrange to get out to inspect next week and process the case following that.

Kind regards,

[REDACTED]

[REDACTED]
Valuation Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Web: www.finance-ni.gov.uk/lps

From: [REDACTED] <[\[REDACTED\]@nihe.gov.uk](mailto:[REDACTED]@nihe.gov.uk)>

Sent: Thursday, April 18, 2024 4:26 PM

To: [REDACTED] <[\[REDACTED\]@finance-ni.gov.uk](mailto:[REDACTED]@finance-ni.gov.uk)>

Cc: [REDACTED] <[\[REDACTED\]@finance-ni.gov.uk](mailto:[REDACTED]@finance-ni.gov.uk)>; [REDACTED]

[REDACTED] <[\[REDACTED\]@nihe.gov.uk](mailto:[REDACTED]@nihe.gov.uk)>

Subject: FW: LPS Acknowledgement RE: 12 John Street Court Newtownards Ref 40203874
Application for Redetermination

Ref - 8087881 - 1

Good Afternoon [REDACTED]

Can I please get an update on the below.

I urgently need to move this case forward.

Many Thanks

[REDACTED]
Northern Ireland Housing Executive
Place Shaping South Region



[REDACTED]
Marlborough House | Central Way | Craigavon BT64 1AJ

From: [REDACTED]
Sent: Wednesday, April 10, 2024 12:46 PM
To: [REDACTED] <[\[REDACTED\]@finance-ni.gov.uk](mailto:[REDACTED]@finance-ni.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@nihe.gov.uk](mailto:[REDACTED]@nihe.gov.uk)>
Subject: FW: LPS Acknowledgement RE: 12 John Street Court Newtownards Ref 40203874
Application for Redetermination

Ref - 8087881 - 1

Good Afternoon [REDACTED]

Can I get an update on the redetermination case for 12 John Street Court Newtownards.

Many Thanks

[REDACTED]
Northern Ireland Housing Executive

Place Shaping South Region



[REDACTED] |
Marlborough House | Central Way | Craigavon BT64 1AJ

From: [REDACTED] <[\[REDACTED\]@finance-ni.gov.uk](mailto:[REDACTED]@finance-ni.gov.uk)>
Sent: Wednesday, March 20, 2024 3:51 PM
To: [REDACTED] <[\[REDACTED\]@nihe.gov.uk](mailto:[REDACTED]@nihe.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@finance-ni.gov.uk](mailto:[REDACTED]@finance-ni.gov.uk)>
Subject: LPS Acknowledgement RE: 12 John Street Court Newtownards Ref 40203874
Application for Redetermination

Good afternoon [REDACTED],

Thankyou for this instruction.This HE Redetermination case will be dealt with by [REDACTED]

I have attached a LPS Acknowledgement Letter and updated your HE Invoice

[REDACTED] will be in contact with the Valuation Report in due course

Kind Regards

[REDACTED]

[REDACTED]
Valuation Belfast Rating & Client Services Administration
Valuation Services Directorate
Land & Property Services
Department of Finance

Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP



Web: www.finance-ni.gov.uk/lps

[LPS Privacy Notice \(finance-ni.gov.uk\)](#)

House Sales Scheme Incorporating Equity Sharing

Redetermination of Market Value

NIHE Ref: 40203874

L&PS Ref: 8087881-1

Applicant: [REDACTED]

Address: 12 John Street Court

Newtownards

BT23 4JQ

Applicant Contact Details

Mobile No: [REDACTED]

Email address: [REDACTED]

This is to certify that the above property has been inspected and the information supplied by the Housing Executive, together with structural defects (if any) noted below has been taken into account in assessing the market value.

NOTE: No structure survey has been made in connection with this valuation nor have the services been tested.

Tenants Improvements noted: Decking, Bathroom improvements, Plastering, Tiling, Updated doors and floors.

Structural Defects notes during inspection: -

N/A

The current market value at redetermination in my view is £97,000 as at 01/11/2023 (the date of the original valuation).

The market value of the property including an offset of £3,000 for tenants' improvements in my view is £94,000 as at 19/10/2023 (the date of the original valuation).

[REDACTED]

Date 02/05/2024

NB Please affix your office stamp and return this form to the following address

Land and Regeneration

Housing Executive

Marlborough House

Central Way

Craigavon BT64 1AJ

**Invoicing details for Housing Executive instructions to
Land & Property Services**

Section 1: Housing Executive Case Details

Reference Number: 40203874
Instructing Officer: [REDACTED]
Department: Place Shaping South
Nominated Invoicing Officer: [REDACTED]

Section 2: Details of Instruction

Date of Instruction: 11/03/2024
Case Details: The tenant of the property wishes for her property to be revalued
Property Address: 12 John Street Court, Newtownards
Client Name (if applicable) [REDACTED]
Summary of Instruction: Redetermination request for the above address

Section 3: LPS Case Details (to be completed by LPS)

Reference Number: 8087881-1
LPS Valuer: [REDACTED]

House Sales Scheme Incorporating Equity Sharing

Redetermination of Market Value

NIHE Ref: 40203874

L&PS Ref: 8087881-1

Applicant: [REDACTED]

Address: 12 John Street Court

Newtownards

BT23 4JQ

Applicant Contact Details

Mobile No: [REDACTED]

Email address: [REDACTED]

This is to certify that the above property has been inspected and the information supplied by the Housing Executive, together with structural defects (if any) noted below has been taken into account in assessing the market value.

NOTE: No structure survey has been made in connection with this valuation nor have the services been tested.

Tenants Improvements noted: Decking, Bathroom improvements, Plastering, Tiling, Updated doors and floors.

Structural Defects notes during inspection: -

N/A

The current market value at redetermination in my view is £97,000 as at 01/11/2023 (the date of the original valuation).

The market value of the property including an offset of £3,000 for tenants' improvements in my view is £94,000 as at 19/10/2023 (the date of the original valuation).

[REDACTED]

Date 02/05/2024

NB Please affix your office stamp and return this form to the following address

Land and Regeneration

Housing Executive

Marlborough House

Central Way

Craigavon BT64 1AJ

House Sales Scheme Incorporating Equity Sharing

Redetermination of Market Value

NIHE Ref: 40203874

L&PS Ref: 8087881-1

Applicant: [REDACTED]

Address: 12 John Street Court

Newtownards

BT23 4JQ

Applicant Contact Details

Home Telephone No N/A

Mobile No: [REDACTED]

Email address: [REDACTED]

This is to certify that the above property has been inspected and the information supplied by the Housing Executive, together with structural defects (if any) noted below has been taken into account in assessing the market value.

NOTE: No structure survey has been made in connection with this valuation nor have the services been tested.

Tenants Improvements noted: None.

Structural Defects notes during inspection: -

The current market value at redetermination in my view is **£97,000** as at **01/11/2023** (the date of the original valuation).

The market value of the property excluding any tenant's improvements in my view is **£94,000** as at **01/11/2023** (the date of the original valuation).

[REDACTED]

[REDACTED] MRICS

Registered Valuer

Date: 01/05/2024

NB Please affix your office stamp and return this form to the following address

Land and Regeneration

Housing Executive

Marlborough House

Central Way

Craigavon BT64 1AJ