



GVA

Valuation consultancy

An **APLEONA** company

Expertise from GVA

GVA's national valuation team comprises 44 directors and 195 staff across our UK offices. Our valuation consultancy team advised on over £20 billion worth of property assets during 2016.

Our specialists are market leaders in the valuation of healthcare properties, automotive and roadside uses, waste management sites and hotels. Through our worldwide affiliates, we can also co-ordinate overseas appraisal projects.

Why GVA?

Whether you are a corporate or bank involved in an acquisition or strategic review of assets, or an institution needing a full fund portfolio valuation, we'll deliver a service tailored to your needs and the tightest timescales.

Valuations form a core service offering at GVA and we pride ourselves on delivering an excellent service.

Local market knowledge

We can value a range of assets, regardless of size or complexity, for any purpose. Uniquely, GVA has a fully resourced valuation team in each of our 11 UK offices, so we truly understand local market conditions and trends.

Service excellence

Our local agency and market knowledge is always supported by economic and property market analysis and forecasting from our leading research team.

We also draw on the expertise of our many disciplines throughout GVA, bringing extra depth to our findings. We marry all of this with state-of-the-art software that collects, tracks, analyses and creates accurate valuations in impressive turnaround times.

44

Directors

195

Strong team

11

Offices

In excess of

£20 billion

of assets valued

Our services

Our up-to-the-minute, accurate valuations reflect current market activity and are complemented by a range of specialist services.



Loan security valuations

We work with all major UK and overseas banks and building societies that fund commercial property mortgages, delivering loan security valuation advice on a diverse range of properties and portfolios.

Our advice goes beyond reporting a pure valuation figure—we identify areas of risk and opportunity for the lender and consider future performance of the asset over the loan period.



Fund valuations

Our integrated national team acts for leading pension funds and property funds and reports monthly, quarterly and annually. We have devised a

detailed reporting format which analyses portfolio performance by sector and region and allows benchmarking against IPD indices.



Viability advice

Whether for a major development or an urban regeneration project, GVA provides viability advice to enable development. We also advise on

the level of planning obligations such as affordable housing which a development can support in given market conditions.



Capital gains

Most assets are liable to Capital Gains Tax when you sell or dispose of them. If the property in question was acquired before the end of March 1982, a valuation at that date may be required for CGT purposes.

Our services



Accounts valuations

Property is the second most significant asset a company has after its people. We can value property for your balance sheet in accordance with international reporting standards.



Capital allowances

Every year millions of pounds in tax allowances and relief go unclaimed. If you're moving property, expanding your business or improving your premises, we can help you to identify and claim the capital allowances you're entitled to.



Compulsory purchase and compensation

GVA as a whole provides a complete service from beginning to end of the compulsory purchase process. Our valuation experts contribute with compensation estimates based on land and property value.

Mortgage Lending Value (MLV)

The MLV is a key element in the valuation of property for Pfandbrief Banks wishing to include property secured loans in the cover pool of a Mortgage Pfandbrief and by banks seeking a privileged status for capital backing for property secured loans.

The MLV is required for new Pfandbrief loans, MLV reviews, loan monitoring and loan pool substitution. GVA has CIS HypZert (MLV) qualified valuers both in its London and Regional offices.



Expert witness

Disputes are a fact of life in property. GVA act as experts throughout the country, and are here to assist the dispute process, from initial analysis through to resolution. They have detailed knowledge of the protocols and procedures guiding experts and their evidence.

Corporate due diligence

Valuing for acquisition, sale, mergers, takeovers, floatations and MBOs, our reviews cover a property or portfolios current and alternative planning use, any potential environmental risk and compliance with legal and statutory requirements.

Specialist sectors

In addition to the main commercial, industrial and retail sectors throughout the UK, we have valuers who specialise in the following niche sectors:



Automotive and roadside

GVA has an outstanding track record of servicing large-scale portfolios for major organisations plus smaller enterprises and individuals.

We value a wide range of property types including private and commercial vehicle dealerships, autocentres, petrol filling stations, drive-thru retail formats, convenience stores, motorway and trunk road service areas.



Healthcare

Our valuers work for both independent and private healthcare facilities as well as NHS and primary care, providing business appraisals and valuations for loan security or accounts purposes, balance sheet purposes and for sale and disposal.

We reassure lenders by making accurate assessments of businesses or asset market values and identify opportunities for minimising risk and maximising value, such as rationalisation of surplus land holdings and potential change of use.



Hotels and leisure

Lenders and investors rely on regular, accurate valuations and well informed surveyors with a good knowledge of current market fluctuations. Our surveyors have the experience and

knowledge to value all types of hotels and leisure related property, for balance sheet purposes, purchases, sales and for raising finance for acquisition or further development.



Waste management

Our specialist chartered waste management and energy surveyors have the skills and know-how to unlock asset value, generate cash savings and develop your business.

We act for the majority of waste and energy plants in the UK and value landfill operations, materials, recycling facilities and waste to energy assets for waste companies.



Minerals

GVA values mineral bearing land for the public sector, property developers and private investors and landowners.

Our approach ensures that we understand your business organisation and consider all aspects that can release value to your bottom line. We cover business expansion and investment, sale and leaseback

opportunities, company accounts, secure lending against business, assets, and development and provide specialist valuation reports.

Our professionalism and understanding of our client's commercial objectives sets us apart. We'll work with you as part of your team to speed up delivery and produce a tailored result.

Regional specialists



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If you'd like to talk to one of our team to discuss property services, please get in touch.

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Visit us online

gva.co.uk/valuation

GVA

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GVA is the trading name of GVA Grimley Limited an Apleona company.

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