



How to Appeal

Against the valuation of
your home

Setting your rent

The way we work out your weekly rent is fixed by a government formula. The only thing that can vary under the formula is the property valuation.

How we valued your home

The Government requires all homes to be valued at January 1999 valuation levels. Sheffield Council has valued the majority of homes in Sheffield at this date by using sample properties which are typical of council owned dwellings in Sheffield. These valuations have then been used to value every other property which is of a similar type and is in a similar location, throughout the city.

The value does not represent the valuation for Right to Buy purposes for which a more detailed valuation survey would be undertaken.

Appealing against the valuation

This is what you need to do if you wish to appeal to the Council against the valuation of your home.

- You must complete the Appeal Against Property Valuation Form in this leaflet.
- Only appeals on this form will be accepted.
- If you have recently signed a new tenancy agreement, you must appeal within 3 months of the date your tenancy started. We will not consider any appeals received after that period.
- As a result of improvement/modernisation works that have been carried out to your home, the value of the property may increase. In this case, you must appeal within 3 months of being notified of that increase. We will not consider any appeals received after that period.
- Where possible, you must provide evidence in support of your claim (i.e. details of property sales in the area or a property valuation report that relates to January 1999 values). Appeals without any supporting evidence may not be considered.

How we will deal with your appeal

- We will acknowledge receipt of all appeals in writing within 10 days.
- A qualified surveyor will carry out the revaluation.
- We will aim to complete all appeals within 12 weeks but this will be subject to the number of appeals we receive.

What will happen after the revaluation?

- If the original valuation changes by £3,000 or less, up or down, your weekly rent will not be amended.
- If the valuation is more than £3,000, up or down, your rent will change.
- Where your rent is changed, the change will be backdated to the date your tenancy started.

REMEMBER – your rent could go up as well as down

In making an appeal, remember that the valuation of your home may go up as well as down.

Once you have completed the form in the leaflet please send to:

Sheffield City Council
Housing Business Plan Team
Level 11 Moorfoot Building
Sheffield
S1 4PL

E - mail: housingbusinessplan@sheffield.gov.uk

APPEAL AGAINST PROPERTY VALUATION

Please complete this form if you wish to appeal against the valuation given to your home, for the purpose of setting the rent. **Remember that the valuation refers to January 1999 prices and is not the current value.**

Name		Rent Ref No	
Address:			
Tel No			
Tenancy Start Date		No of Bedrooms	
Current Valuation		Current Rent	

Supporting Evidence and Attachments

Please give below the reasons as to why you think your house is over valued and provide any supporting evidence if possible.

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Signature

Date

Please note the amended valuation may go up or down.

If you would like this document in an alternative format, please contact the Housing Business Plan team on 0114 2930240 or email: housingbusinessplan@sheffield.gov.uk