SHARED OWNERSHIP SALES VALUATIONS

This ‘Valuations Process’ explains the procedure we will follow regarding the valuations carried out on our new sales properties, and for staircasing and resales purposes.

It is a requirement that we follow the valuations process so we are compliant with Homes England regulatory guidance, which will inform prospective customers. Homes England is the UK government’s housing and regeneration agency.

We will ensure all prospective customers are aware of this process when offering them a shared ownership home, dealing with a staircasing application or a resale of a shared ownership home. We will do this by signposting customers to our websites and in correspondence at their application stages.

New Sales Valuations
When a sale is agreed (reservation), we expect contracts to be exchanged within three months. If delays occur outside the normal timescales, we will extend this period by a further three months.

If the sale has not exchanged within six months of the sale agreed date (reservation) we will seek approval from Homes England before the transaction can continue. Where approval is not granted, we will request an updated RICS valuation before the sale can proceed.

Staircasing Valuations
Most staircasing purchases are completed within three months of the RICS valuation being issued. If delays occur, the valuation will be extended for a further three months. In exceptional circumstances, a further three-month extension can be given at the discretion of all parties, allowing up to nine months in total for the transaction to complete. If the purchase has still not completed after this period, approval from Homes England will be required before it can proceed.

Resales Valuations
The RICS valuation obtained for a resale is valid for three months. If a buyer is found within the nomination period (4 or 8 weeks), with or without a staircasing element, the sale can proceed to completion at the original valuation.

Outside of the nomination period, if a buyer is found without a staircasing element, the sale can continue at any agreed valuation by the seller. Outside of the nomination period if there is a staircasing element, the original RICS valuation, following the Staircasing Valuation process, will be used to determine the cost of the additional shares paid to Golding Homes.

If you’d like this information supplied in another format or translated, please let us know via communications@goldinghomes.org.uk

[Date of process : June 2026]