**First-tier Tribunal Property Chamber, (Residential Property)**

**Fee Paid Valuer Member - Job Description**

Valuer Members swear the judicial oath (or affirm) that they “will be faithful and bear true allegiance to Her Majesty Queen Elizabeth the Second, Her Heirs and Successors according to law” and “will well and truly serve our Sovereign Lady Queen Elizabeth the Second in the Office of a member of the First-tier Tribunal and [I] will do right to all manner of people after the laws and usages of this Realm without fear or favour, affection or ill will”.

**Overview of the role**

1. The role is to serve as a member of a Tribunal alongside the Chair and the Professional or Lay Member adjudicating on applications, appeals and references about disputes over property and land including:

* Disputes about private sector rents;
* Disputes about residential leasehold management including the reasonableness and payability of service charges;
* Appointment of Manager under Landlord and Tenant Act 1987
* Valuation for enfranchisement and lease extensions;
* Disputes about the right to buy where a property is considered to be particularly suitable for the elderly;
* Disputes about Park Homes;
* Appeals against local authority notices about the condition of a property and appeals about houses in multiple occupation;
* Disputes under The Tenants’ Fees Act;
* Applications by local authorities and appeals by landlords and managing agents under The Housing and Planning Act 2016.

**Statutory Eligibility**

1. A person is eligible for appointment if he/she is a Member or Fellow of the Royal Institution of Chartered Surveyors.

**Additional Information**

1. Candidates are expected to have experience of the valuation of residential property and knowledge and experience, or the ability to obtain that knowledge and experience, in the jurisdictions of the First-Tier Tribunal (Property Chamber).

**Valuer members’ relevant activities and duties**

1. The key duties of a Valuer member are to:

* Maintain and demonstrate impartiality at all times:
* Have and maintain a good understanding of the Tribunal’s jurisdictions and procedure rules;
* Keep up to date with legislation and case law relevant to the Tribunal’s jurisdictions;
* Read and become familiar with case papers beforehand particularly ensuring that they are fully conversant with any valuation evidence put forward
* Meet and liaise with other Tribunal members prior to the commencement of a hearing;
* Take the lead on matters of valuation in hearings, demonstrate familiarity with the key issues, and asking questions as appropriate, doing so clearly and simply;
* Contribute to the fair, timely, efficient and effective conduct of hearings;
* Avoid unnecessary jargon, together with the Tribunal Chair, ensure that unrepresented parties in particular understand what is happening during the hearing and are able to fully take part in the proceedings;
* Contribute fully in any inspection and being prepared to advise other members of the Tribunal on the significance of what has been seen;
* Make full and legible notes of the hearing and any inspection;
* Contribute fully to the Tribunal’s formulation of its decision taking the lead on valuation or surveying issues and being open to the contributions of other Tribunal members;
* Assess and comment promptly on the draft decision circulated by the Tribunal Chair, in particular ensuring that the decision is clearly expressed, in plain language for all to understand;
* Contribute to the Tribunal’s consideration of any application to appeal or other post-decision matters
* Make full use of electronic communication.