

Revaluation 2017

Commercial Properties Committee

Practice Note 18 Valuation of Car Parks

1.0 Introduction

1.1 The types of subject covered by this Practice Note range from unsurfaced gap sites to purpose built multi-storey car parks and park and ride facilities. For guidance on parking spaces associated with other subjects reference should be made to the relevant Practice Notes for those subjects. Additionally, where a car park, or any part of it, is used for an outdoor market or car boot sale, then reference should be made to Commercial Properties Committee Practice Note 12.

Relevant legislation and case law should be considered when determining if an entry in the valuation roll is appropriate.

2.0 Basis of Valuation

2.1 Comparative Principle

2.1.1 The preferred method of valuation for car parks is the Comparative Principle. Rents should be analysed to determine a rate per space. Where there are no marked spaces the number should be estimated at a ratio of 1 space per 25 square metres, which includes circulation space.

2.1.2 Rents should be adjusted in accordance with SAA Basic Principles Committee Practice Note 1, Adjustment of Rents.

2.1.3 In the absence of local evidence it may be appropriate to look outwith the valuation area for comparable rental evidence.

2.1.4 In certain circumstances it may be appropriate to use turnover as a basis for comparison.

2.2 Contractor's Basis

2.2.1 In the absence of comparative evidence, it may be appropriate to value by application of the Contractor's Basis of valuation in accordance with SAA Basic Principles Committee Practice Note 2, Contractor's Basis Valuations and adjusted by reference to SAA Public Buildings Committee Practice Note 4, Valuation of Contractor's Basis Subjects, Areas Adjustment, External Works' Costs and Land.

2.2.2 When valuing on the Contractor's Basis it is recommended that the final value is compared with other car parks to ensure valuation accuracy.

3.0 Valuation

3.1 The valuation should be carried out where possible by the application of a rate per car space.

3.2 Surfacing

Where the only rental evidence is for car parks of a particular surface type, it may be necessary to make an adjustment to the rate per space when valuing car parks with different surface types.

3.3 Additional Items

3.3.1 Where features such as security fencing, lighting and CCTV etc are not reflected in the rate per car space appropriate additions should be made.

3.3.2 Where administrative or ancillary facilities exist such as toilets, waiting areas, tourist information points, car washes etc, the valuer must determine if the value of these facilities are reflected in the rate per car space. Where not included in the rate, appropriate additions should be made.

Separate entries may be appropriate where these facilities are in separate rateable occupation. Each situation should be considered on its own merits.

3.4 Allowances

Where a car park is affected by particular disabilities such as difficult access, poor layout, poor surfacing etc, which is not reflected in the rate applied, an end allowance may be considered. Specific allowances will depend on particular circumstances, however if allowances are deemed appropriate, then the final rate per car space should be checked with other comparable car parks.

4.0 Plant and Machinery

- 4.1 Rateable items of plant and machinery not already reflected in the rental rates should be dealt with in terms of the Valuation for Rating (Plant & Machinery) (Scotland) Regulations 2000 as amended and valued with reference to the Rating Cost Guide.