



Revaluation 2017

Miscellaneous Properties Committee

Practice Note 3 Valuation of Squash Courts

1.0 Introduction

- 1.1 This practice note deals with the valuation of stand alone courts which are found in squash only clubs or attached to another “sport” type club e.g. Tennis Club or Cricket Club.
- 1.2 There continues to be a decline in the popularity of squash courts and they are now more likely to be incorporated as an ancillary to multi-use sports or leisure centres rather than to be developed independently.
- 1.3 Where the courts form part of a multi-use centre it would be more appropriate to approach the valuation on the basis of either Practice Note 3 in respect of Sports & Leisure Centres which has been produced by the Public Buildings Committee or Practice Note 34 in respect of Private Health Club and Fitness Centres which has been produced by the Miscellaneous Properties Committee.

2.0 Basis of Valuation

- 2.1 In the absence of local rental evidence it is recommended that the subjects should be valued on the Contractor’s Basis.

3.0 Classification

- 3.1 Squash Courts have been classified in three groupings as follows

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| Class 1 | Basic Quality Court (with viewing gallery) e.g. metal box with profile cladding to walls and roof. |
| Class 2 | Mid Quality Court (with viewing gallery) e.g. fair-faced block work to external walls. |
| Class 3 | Good Quality Court (with viewing gallery) e.g. good quality brickwork to external walls. |

4.0 Survey and Measurement

4.1 The unit of valuation is the over wall area of the building containing the Squash Court facilities. Where there are upper floor facilities, the upper floor over wall area should be added to the ground floor area.

5.0 Valuation

5.1 An analysis of the costs indicates estimated replacement costs (ERC) in the following range of rates per square metre, excluding site value.

Type of Court	E.R.C Rate per square metre		
	1 Court	2 or 3 Courts	4+ Courts
1	£1240	£1090	£1045
2	£1335	£1155	£1120
3	£1400	£1195	£1135

No adjustment is necessary for contract size, location or fees as they are reflected in the above costs.

5.2 The following adjustments may be made to the adopted rate

5.3 Where glass back viewing walls are fitted, the above rates may be increased by 3.25%.

5.4 Where the squash court is a separate building, but toilet accommodation and changing rooms are provided elsewhere, e.g. in the premises of an adjoining Rugby, Tennis, Cricket etc. Club, a deduction of 10% may be made.

6.0 Age and Obsolescence

6.1 In applying age and obsolescence allowances reference should be made to guidance in SAA Basic Principles Committee Practice Note 2 (Contractors Basis Valuations). In particular, it should be noted that allowances in respect of ages in excess of 50% should only be given to buildings and plant in exceptional circumstances.

7.0 Site Value

7.1 The recommended rates shown above exclude site value. An appropriate addition for site value should be made in accordance with local evidence.

8.0 Decapitalisation

8.1 The Effective Capital Value should be decapitalised at the appropriate rate. In the case of squash courts that are ancillary to a complex, the decapitalisation rate to be applied will be that appropriate to the principal subject.

9.0 Clubhouse

- 9.1 Where there is a clubhouse or pavilion present, this should be valued in accordance with Miscellaneous Properties Committee Practice Note 5.

10.0 Car Parking

- 10.1 Car parking has not been included in the analysis; if appropriate an addition should be made in accordance with local evidence. Where a car park forms part of the subject it should not normally exceed 10% of the total value.

11.0 End Allowance

- 11.1 It is accepted that for this category of subject, by virtue of poor location, historic over provision, or otherwise, there may be circumstances in which the membership or extent of use of the club is so low that it would affect the rental offer made by the club.
- 11.2 Low membership is an indication of under utilisation and/or over provision. It is recommended that such under utilisation and/or over provision should be reflected by way of an appropriate end allowance of up to 50%. The maximum allowance of 50% should only be considered, however, in the most extreme cases.
- 11.3 The allowance should be applied to the total value of the subjects, including the clubhouse, provided that the clubhouse is in keeping with, and appropriate to the sporting facilities. It should be borne in mind, however, that, as the chosen site value might already reflect location and the typical occupier, further adjustment to that element of the valuation may not be appropriate.
- 11.4 The allowance should not apply to the clubhouse in circumstances where the principal use of the clubhouse is other than as an adjunct to the tennis courts – e.g. where a clubhouse is shared with say, a cricket club, or if the clubhouse has a substantial alternative use not connected with the tennis club.
- 11.5 This report is intended to provide guidance in arriving at the N.A.V of typical Squash Courts. Valuers should arrive at what is considered to be a reasonable valuation for the subject under consideration having regard to the provisions of the Lands Valuation Acts.