

Revaluation 2023

Miscellaneous Properties Committee

Practice Note 5 Valuation of Sports Clubhouses and Pavilions

1.0 Introduction

1.1 This Practice Note applies to the valuation of clubhouses and pavilions associated with outdoor sports facilities such as bowling greens, golf courses, tennis courts etc. It is intended to apply to licensed and non-licensed clubhouses provided that in the case of the former, the overall sporting characteristics clearly outweigh any licensed social club activities. Where this is not the case consideration should be given to valuing the subjects (or in appropriate cases part of the subjects) as a licensed social club having regard to Scottish Assessors Association Commercial Properties Committee Practice Note 18 - Valuation of Licensed Clubs.

2.0 Basis of Valuation

2.1 It is recommended that sports clubhouses be valued on the Comparative Principle using the rates/m² in section 4.0 below which have been derived from rental evidence.

3.0 Measurement

3.1 All categories of subject should be measured on a Gross External basis in line with the RICS Code of Measuring Practice 6th Edition.

4.0 Categories of Subject

1	Brick/stone/timber built to a superior standard e.g. cavity walls, facing brick externally, high quality internal finishes.	£34.00
2	Brick/stone/timber built to a reasonable standard e.g. brick/block cavity walls, rendered or fairfaced concrete block externally. Plain but good finishes internally	£28.50
3	Brick/block built to an inferior standard e.g. single skin brick, flat felt roof with very basic internal finishes. Also older brick/ stone built adapted properties with very basic internal finishes.	£25.00

Categories of Subject (Cont.)

4	Timber medway or cedarwood building on brick dwarf base walls. Adequate amenities	£17.00
5	Precast concrete panel construction. Lined internally, limited amenities.	£17.00
6	Timber frame clad with weather boarding. Lined internally, limited amenities.	£10.50
7	Timber frame clad with weather boarding. Unlined internally, limited amenities	£7.00

Notes:

The above rates are intended to apply to all areas of the clubhouse including, for example, locker rooms etc. No reduction should be applied to upper or lower floors. However, where significant parts of the subject are markedly inferior to the quality specified above, these rates may be reduced by up to 25%. This will most commonly be the case for additional buildings which are clearly of inferior quality e.g. boat storage sheds, but in exceptional circumstances may also be applied to basement stores etc.

Classes 1 – 4: Assume acceptable central heating.
(Deduct 5% for no heating Categories 1 – 4).

Classes 5 – 7: Assume no central heating.
(Add 5% for heating Categories 5 – 7).

5.0 Age and Obsolescence

5.1 In applying age and obsolescence allowances to buildings and ancillaries covered by this practice note, reference should be made to guidance in the SAA Basic Principles Committee Practice Note 2 (Contractors Basis Valuations). Table A at Appendix 1 should be used for buildings. A notional date should be adopted where appropriate.

6.0 Deduction for Lack of Services

6.1 It will be unusual to find a clubhouse lacking in basic services but if necessary the following allowances should be made.

- No toilet facilities: Deduct 20%
- No lighting: Deduct 15%
- No water: Deduct 10%

7.0 Car Park or Parking Areas

- 7.1 The above rates are exclusive of car parking. If appropriate, an addition should be made for parking in accordance with local evidence, normally to a maximum of 10% of the value of the subject.

8.0 End Allowances

- 8.1 It is accepted for this category of subject that, by virtue of poor location, historic over provision or otherwise, there may be circumstances in which extent of the use of the club is such that it would affect the rental offer made by the club.
- 8.2 Where such circumstances are identified, at the valuer's discretion, this may be reflected by way of an appropriate end allowance of up to 50%. The maximum allowance of 50% should, however, only be considered in the most extreme cases.
- 8.3 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.