



MISCELLANEOUS PROPERTIES COMMITTEE

Practice Note 2

REVALUATION 2005

VALUATION OF INDOOR BOWLING GREENS

1.0 INTRODUCTION

This practice note applies to the valuation of indoor bowling greens. The popularity of indoor bowling as a sport has remained steady in Scotland over the last few years. This is borne out by the fact that there are 56 clubs in the Scottish Indoor Bowling Association in 2002-2003 season compared with 54 clubs in 1998-1999 season.

2.0 BASIS OF VALUATION

It is recommended that indoor bowling greens are valued using the comparative principle employing rates which have been derived from rental evidence.

3.0 MEASUREMENT

Indoor bowling greens should be measured overwalls.

4.0 GENERAL

A typical modern indoor bowling stadium will normally comprise a single storey building of brick or profiled metal sheeting having facing brick finish in part, with flat timber and felt roof or insulated metal sheeted roof. The eaves height will normally range from 3.0m to 4.0m and the property will be served with good heating and lighting. Internally, apart from the bowling hall, there will normally be changing accommodation, toilets, club meeting rooms, catering and bar facilities, all finished to a good standard. There will normally be little provision made for spectator accommodation for what is still not regarded as a spectator sport.

Indoor bowling is played on a heavy duty carpet which, ideally, will be laid on a level concrete floor. Alternatively, the carpet may be laid on a good quality timber floor; however, timber floors have the drawback of having to be periodically re-levelled. In all competitions run by the S.I.B.A., rinks are set out in such a way that the boundary pegs of all outside rinks must be placed at least eighteen inches from the side edge of the playing area. Rinks are then to be set out at a minimum width of 15 feet. To facilitate the smooth running of competitions, the optimum number of rinks in a stadium will be 8. It is notable, however, that of the 56 indoor bowling clubs in Scotland, the most popular sizes of stadia are those with 4, 6, 7 and 8 rinks. This is illustrated in the following table:

No. of Clubs with	
2 Rinks	1
3 Rinks	1
4 Rinks	10
5 Rinks	6
6 Rinks	14
7 Rinks	9
8 Rinks	12
9 Rinks	1
12 Rinks	2

Despite the view that 8 rinks is an optimum number of rinks for an indoor bowling stadium, there is no valuation evidence to support any enhancement/allowance in cases where there is departure from the optimum.

5.0 **VALUATION**

5.1 **Recommended Rates - Buildings**

In the analysis of rental information, areas with superior finishes such as offices, changing rooms, toilets, bars, catering areas etc., have been taken at twice that of the stadium building. Consequently, in the valuation these areas require to be valued at twice the stadium rate.

It is recommended that a rate of £14.00 per square metre be applied to the stadium area of a typical modern indoor bowling green and that a rate of £28 per square metre be applied to the areas with superior finishes.

5.2 **Recommended Rates - Car Parking**

The rental analysis has been adjusted to exclude car parking. If appropriate an addition should be made in accordance with local evidence, to a maximum of 10% of the value of the subject.

5.3 Adjustments To Valuation

5.3.1 Age and Obsolescence

Year	Allowance	Year	Allowance	Year	Allowance
2005	0.00%	1985	15.00%	1965	35.00%
2004	0.50%	1984	16.00%	1964	36.00%
2003	1.00%	1983	17.00%	1963	37.00%
2002	1.50%	1982	18.00%	1962	38.00%
2001	2.00%	1981	19.00%	1961	39.00%
2000	2.50%	1980	20.00%	1960	40.00%
1999	3.00%	1979	21.00%	1959	41.00%
1998	3.50%	1978	22.00%	1958	42.00%
1997	4.00%	1977	23.00%	1957	43.00%
1996	4.50%	1976	24.00%	1956	44.00%
1995	5.00%	1975	25.00%	1955	45.00%
1994	6.00%	1974	26.00%	1954	46.00%
1993	7.00%	1973	27.00%	1953	47.00%
1992	8.00%	1972	28.00%	1952	48.00%
1991	9.00%	1971	29.00%	1951	49.00%
1990	10.00%	1970	30.00%	1950	50.00%
1989	11.00%	1969	31.00%	1949	50.00%
1988	12.00%	1968	32.00%	1948	50.00%
1987	13.00%	1967	33.00%	1947	50.00%
1986	14.00%	1966	34.00%	1946	50.00%

N.B. No allowance should be granted in excess of 50% unless the property is in its original state, with no evidence of improvement or refurbishment.

5.3.2 Inferior Construction/Lighting/Heating/Finish

Where the construction and/or finish etc. is inferior to the standard specified, an allowance may be made. Care should be taken, however, to ensure that an allowance is not given under this heading and under Age and Obsolescence for essentially the same deficiency. Where an allowance is considered appropriate, it should not normally exceed 10%, although in exceptional circumstances a greater allowance may be appropriate.

5.3.3 End Allowance

It may be appropriate, having regard to the particular circumstances in comparison to other indoor bowling clubs to grant an end allowance. This should be at the discretion of the Assessor but would not normally be in excess of 10%.

6.0 SITE VALUE

The recommended rates for the buildings are based on rental evidence and accordingly include site value.