

Revaluation 2026

Commercial Properties Committee

Practice Note 19 Valuation of Hostels and Outdoor Centres

1.0 Introduction

- 1.1 This Practice Note deals with the valuation of the following types of properties, together with any other subjects of similar character and use:
- Youth hostels.
 - Bunkhouses.
 - Outdoor activities centres.
- 1.2 The Practice Note should NOT be used for the valuation of basic shelters such as climbing bothies. Such properties should be valued by reference to the SAA Valuation of Holiday Huts, Huts, Sheds, Bothies etc. Practice Note.
- 1.3 This Practice Note should NOT be used for the valuation of subjects in direct competition with Budget Hotels/Licensed Premises.

2.0 Basis of Valuation

- 2.1 Subjects covered by this Practice Note are valued on the Comparative Basis.

3.0 Survey and Measurement

- 3.1 The unit of valuation is a single bed space. This is a berth for sleeping one person. The standard hostel provision of a two-tier bunk bed is therefore counted as two spaces.

4.0 Valuation

- 4.1 In locations where adequate rental evidence is available, such as main cities, valuations should be arrived at by reference to local evidence for rate per bed space.
- 4.2 In the absence of suitable rental evidence, appropriate rates per bed space should be selected from the table below. These rates have been derived from analysis of properties throughout Scotland.

Valuation Rates (£ per Bed Space)			
Location	High Use	Standard	Low Use
Principal Cities	700	475	325
Tourist/Scenic area	600	400	300
Rural/Remote locations	250	200	100

- 4.3 Certain hostels, especially those in city centre locations, may provide additional facilities such as licensed bars. In such cases, consideration should be given to the appropriate method of valuation.

5.0 End Allowance

- 5.1 In exceptional circumstances, the valuer may consider that the layout and/or condition of the property is such that it would be likely to affect the tenant's rental bid and, accordingly, an appropriate allowance may be made.

6.0 Comparison with Similar Properties

- 6.1 In some cases it may be appropriate to compare resultant values with those of subjects having similar physical characteristics such as hotels, guest houses and self-catering accommodation. Where values appear to be out of line, it may be necessary to reconsider the appropriate rates per bed space derived from the table at 4.2.