

Revaluation 2026

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 SAA Valuation of Local Authority Sports and Leisure Centres Practice Note or SAA Valuation of Private Health Clubs and Fitness Centres Practice Note.

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 Survey and Measurement

- 3.1. Building areas should be measured on a Gross External Area (GEA) basis for each floor.

4.0 Valuation

- 4.1 A unit cost of £1,417 per m² of GEA should be applied to arrive at estimated replacement building cost.
- 4.2 The unit cost rate applies to single or multiple courts.
- 4.3 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.

5.0 Age and Obsolescence

- 5.1 In applying age- related obsolescence allowances to buildings and ancillaries covered by this practice note, reference should be made to guidance in SAA Contractor's Basis Valuations Practice Note.

6.0 Site Value

- 6.1 The recommended rate shown above excludes site value. An appropriate addition for site value should be made in accordance with local evidence, where available.

7.0 Decapitalisation

- 7.1 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.

8.0 Clubhouse

- 8.1 Where there is a clubhouse or pavilion present, this should be valued in accordance with SAA Valuation of Sports Clubhouses and Pavilions Practice Note.

9.0 Car Parking

- 9.1 The rates in this Practice Note are exclusive of car parking. Where car parking is provided, an addition should be made in accordance with local rental evidence. The addition for car parking should not exceed 10% of the value of the entire subject.

10.0 End Allowance

- 10.1 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.
- 10.2 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.
- 10.3 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.

- 10.4 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 squash 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 squash club.