

Revaluation 2010

Miscellaneous Properties Committee

Practice Note 6 Valuation of Cricket Grounds

1.0 Introduction

- 1.1 This Practice Note will apply to Cricket Grounds where an entry in the Valuation Roll is appropriate. The provisions of Section 19 of the Local Government (Financial Provisions) (Scotland) Act 1963 may apply in certain circumstances.

2.0 Basis of Valuation

- 2.1 The cricket ground, clubhouse, car parking and ancillary buildings such as scoring boxes and groundsman's huts should be valued on the Comparative Principle of valuation.

Where there is a clubhouse or pavilion present, this should be valued in accordance with the SAA Miscellaneous Properties Committee Practice Note 5 (Sports Clubhouses and Pavilions).

- 2.2 Site improvements such as the cricket square, synthetic wickets, practice wickets, practice nets and floodlighting should be valued using the contractor's basis of valuation.

3.0 Calculation of Areas

- 3.1 Site Area

- 3.1.1 The Valuation will be based on the total site area of the cricket ground.

An ideal playing area is roughly circular in shape with a central area, the cricket square or table, measuring 27.44 metres by 27.44 metres and boundaries 45.75 metres from the sides of the square. Several wickets may be prepared on the cricket square and some of these wickets may be of a synthetic material. The extent of the playing area is normally approximately 1.50 hectares.

- 3.2 Clubhouse, Ancillary Buildings etc.

- 3.2.1 The areas of all buildings should be calculated on an overwalls basis.

4.0 Valuation Considerations

4.1 Site Value

The valuer should consider local rental evidence and circumstances when choosing an appropriate rate per hectare.

In the absence of local rental evidence, rates of £500 to £750 per hectare (dependent on location) to net annual value should be applied to the total area of the cricket ground. These rates reflect the provision of basic drainage and a level grass covered playing surface of average quality.

Where the total site area exceeds 2.0 hectares, an adjustment may be considered appropriate for excess land that is undeveloped or in the nature of amenity ground only.

The foregoing rates, having been derived from rental evidence, reflect the physical characteristics of the ground and the extent of the use of the subjects. No further allowance would therefore be appropriate for these elements. Where, however, part of the cricket ground has been laid out to form an alternative sporting use, the recommendations relative to that use should be considered.

Consideration should be given to the general standard of the ground, its location, surroundings, access and the evenness of the playing surface.

4.2 Ancillaries to Playing Area

In the absence of rental evidence for these items, the Contractor's Basis of valuation is recommended.

Where costs are available, additions for site improvements and ancillaries should be made by the application of the Contractor's Basis of valuation in accordance with the recommendations of the SAA Basic Principles Committee Practice Note 2 (Contractor's Basis Valuations). In arriving at the estimated replacement cost of site improvements and ancillary items in this Practice Note, the costs have been derived from The National Playing Fields Association Cost Guide (2003 Version), updated to 2008 levels and need no adjustment for contract size, professional fees or location.

Age and obsolescence allowances should be in accordance with the table in SAA Public Buildings Committee Practice Note 4 (Valuation of Contractor's Basis Subjects, Areas Adjustment, External Works' Costs, Allowances and Land). A notional age should be adopted where appropriate.

4.2.1 Cricket Square

The cost of a typical turfed grass cricket square without base formation measuring 27.44m x 27.44m should be taken as £14,000 in total.

4.2.2 Synthetic Wickets

A match wicket of 28.00m x 2.75m on or adjacent to the cricket square.

Wicket	Cost
Synthetic Turf with Concrete Foundation	£8,600
Synthetic Turf with Stone Foundation	£7,200

4.2.3 Practice Wickets

Practice wickets are generally located outwith the normal playing area and may be a continuous strip or in two mats generally 22.00m long. The costs reflect that practice wickets are normally found in pairs, side by side. The cost of two 22.00m long practice wickets of synthetic turf with a concrete or stone foundation should be taken as £9,700. The cost of two 15.00m long practice wickets of similar construction should be taken as £6,500.

No addition should be made for practice wickets formed from a rolled outfield.

4.2.4 Practice Nets

A steel framed cage or “net” is normally present around practice wickets. These may be moveable but often have a degree of attachment and permanence that renders them rateable. The cost of one double bay cage of approximately 15.0m x 7.3m should be taken as £3,800.

4.2.5 Floodlighting

Floodlighting is not normally used for the playing of cricket in Scotland but may exist where the cricket ground has an alternative use. Where floodlighting exists, an addition should be made to the valuation in accordance with the recommendations contained in the Appendix to the SAA Miscellaneous Committee Practice Note 9 (Valuation of Sports Grounds).

4.2.6 Fencing, Terracing, Open Seating, Turnstiles, Sprinkler Systems

Where actual costs are available, additions for site improvements should be made by the application of the Contractor’s Basis of valuation, in accordance with the recommendations of the SAA Basic Principles Committee Practice Note 2 (Contractor’s Basis Valuations).

In the absence of actual costs, details of site improvement costs are contained in the SAA Miscellaneous Properties Committee Practice Note 9 (Valuation of Sports Grounds). Where appropriate, the costs detailed in that Practice Note should be adopted to arrive at the estimated replacement cost. These costs are derived from The National Playing Fields Association Cost Guide (2003 Version) updated to 2008 levels and need no adjustment for contract size, professional fees or location.

4.2.7 Ancillary Buildings

It is recommended that the valuation of groundsman's huts, scoring boxes and other ancillary buildings be carried out with reference to local evidence, having regard to the location and, where appropriate, the extent of use. It is recommended that any addition for ancillary buildings should not exceed 10% of the value of the subjects.

4.2.8 Decapitalisation

The adjusted replacement costs should be decapitalised at the appropriate statutory decapitalisation rate.

4.2.9 End Allowance to Ancillary Items

In some instances, the application of the Contractor's Basis of valuation to ancillary items may produce results that are high in relation to the other elements of the valuation. Where this occurs, a further adjustment may be required at the "stand back and look" stage of the valuation and an allowance of up to 50% may be applied to those elements valued on the Contractor's Basis.

4.3 Disabilities

The recommended rates assume that the playing area does not suffer from any disabilities and, if these rates are adopted, the following allowances may be applied. For uniformity, the percentage deductions should be aggregated and applied to the site value and ancillary items, excluding any clubhouse.

Rates derived from local evidence may already reflect such disabilities and in these cases, further adjustment may not be necessary.

Disability	Deduction
Wickets Running East to West Only	10%
Inadequate Square (less than 18.3 m x 22.9 m)	Up to 10%
Playing Area Affected by Slopes and Undulations. (NB a modest gradient assists drainage hence only significant slopes should be reflected)	Up to 10%

5.0 Car Parking

Car parking should be added at the appropriate rate in accordance with local rental evidence. It is recommended that any addition for car parking should not normally exceed 10% of the total value of the subjects.

6.0 End Adjustments

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. In such circumstances an allowance may be granted of up to 50% in the most exceptional cases.