

Revaluation 2010

Miscellaneous Properties Committee

Practice Note 2

Valuation of Indoor Bowling Greens

1.0 Introduction

- 1.1 This Practice Note applies to the valuation of Indoor Bowling Greens. The popularity of indoor bowling has remained fairly steady in Scotland over the last few years. This is borne out by the fact that there are 54 clubs in the Scottish Indoor Bowling Association in 2007-8 season compared with 56 clubs in 2002-3.

2.0 Basis of Valuation

- 2.1 It is recommended that Indoor Bowling Greens are valued using the Comparative Principle employing rates that have been derived from rental evidence.

3.0 Measurement

- 3.1 Indoor Bowling Greens should be measured on a gross external basis.

4.0 General

- 4.1 A typical modern Indoor Bowling Stadium will comprise a single storey building of brick or profiled metal sheeting having facing brick finish in part, with a flat timber and felt or insulated profiled metal sheeting roof. The eaves height will normally be in the range from 3.0 to 4.0 metres 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 for spectator accommodation for what is still not regarded as a spectator sport.
- 4.2 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-laid. 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 18" (0.45 metre) from the side edge of the playing area. Rinks are then to be set out at a minimum width of 15 ft (4.57 metre). 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 54 indoor bowling clubs in Scotland, the most popular sizes of stadia are those with between 4 and 8 rinks. This is illustrated in the following table showing the position in 2008.

No. of Clubs with	
2 rinks	1
3 rinks	1
4 rinks	9
5 rinks	6
6 rinks	13
7 rinks	8
8 rinks	13
9 rinks	1
12 rinks	2

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

5.0 Valuation

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

- 5.1.1 It is recommended that a rate of £18/m² be applied to the bowling hall of a typical modern Indoor Bowling Green and that a rate of £36/m² be applied to the areas as described at 5.1.

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

- 5.3 Adjustments to Valuation

- 5.3.1 Age and Obsolescence

An older property will likely incur greater and more regular repair costs than a more modern one. In such cases, where it is deemed appropriate, an allowance may be granted using the following table:

Older buildings that have undergone a degree of modernisation should be assigned a notional age and obsolescence allowance.

Year	Allowance	Year	Allowance	Year	Allowance
2010	0.00%	1990	15.00%	1970	35.00%
2009	0.50%	1989	16.00%	1969	36.00%
2008	1.00%	1988	17.00%	1968	37.00%
2007	1.50%	1987	18.00%	1967	38.00%
2006	2.00%	1986	19.00%	1966	39.00%
2005	2.50%	1985	20.00%	1965	40.00%
2004	3.00%	1984	21.00%	1964	41.00%
2003	3.50%	1983	22.00%	1963	42.00%
2002	4.00%	1982	23.00%	1962	43.00%
2001	4.50%	1981	24.00%	1961	44.00%
2000	5.00%	1980	25.00%	1960	45.00%
1999	6.00%	1979	26.00%	1959	46.00%
1998	7.00%	1978	27.00%	1958	47.00%
1997	8.00%	1977	28.00%	1957	48.00%
1996	9.00%	1976	29.00%	1956	49.00%
1995	10.00%	1975	30.00%	1955	50.00%
1994	11.00%	1974	31.00%	1954	50.00%
1993	12.00%	1973	32.00%	1953	50.00%
1992	13.00%	1972	33.00%	1952	50.00%
1991	14.00%	1971	34.00%	1951	50.00%

5.3.2 Inferior Construction/Lighting/Heating/Finish

Where 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 5.3.1 for essentially the same deficiency. Where an allowance is considered appropriate, it should not normally exceed 10%.

5.3.3 End Allowance

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

6.0 Site Value

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