

Revaluation 2010

Miscellaneous Committee

Practice Note 5

Valuation of Sports Clubhouses and Pavilions

1.0 Introduction

This practice note applies to the valuation of clubhouses and pavilions associated with outdoor sports facilities such as bowling greens, golf courses, tennis courts and the like. It is intended to apply to licensed and non-licensed clubhouses provided that in the case of the former, the overall sporting characteristics clearly outweigh any licensed social club activities. Where this is not the case consideration should be given to valuing the subjects (or in appropriate cases part of the subjects) as a licensed social club (Commercial Subjects Committee PN 18).

2.0 Basis of Valuation

For the 2010 Revaluation it is recommended that sports clubhouses be valued on the comparative principle using the rates/m² in section 4.0 below which have been derived from rental evidence.

3.0 Measurement

All categories of subject should be measured overwalls.

4.0 Categories of Subject

1	Brick/stone/timber built to a superior standard eg cavity walls, facing brick externally, high quality internal finishes.	£34.00
2	Brick/stone/timber built to a reasonable standard eg brick/block cavity walls, rendered or fairfaced concrete block externally. Plain but good finishes internally	£28.50
3	Brick/block built to an inferior standard eg single skin brick, flat felt roof with very basic internal finishes. Also older brick/ stone built adapted properties with very basic internal finishes.	£25.00

Categories of Subject (Cont'd.)

4	Timber medway or cedarwood building on brick dwarf base walls. Adequate amenities	£17.00
5	Precast concrete panel construction. Lined internally, limited amenities.	£17.00
6	Timber frame clad with weather boarding. Lined internally, limited amenities.	£10.50
7	Timber frame clad with weather boarding. Unlined internally, limited amenities	£7.00

Notes:

The above rates are intended to apply to all areas of the clubhouse including, for example, locker rooms etc. No reduction should be applied to upper or lower floors. However, where significant parts of the subject are markedly inferior to the quality specified above, these rates may be reduced by up to 25%. This will most commonly be the case for additional buildings which are clearly of inferior quality e.g. boat storage sheds, but in exceptional circumstances may also be applied to basement stores etc.

Classes 1 – 4: Assume acceptable central heating.
(Deduct 5% no heating classes 1 – 4).

Classes 5 – 7: Assume no central heating.
(Add 5% for heating classes 5 – 7).

5.0 Deductions for Age and Obsolescence

The recommended scale of deductions for age and obsolescence is noted below. However, subjects of this type have frequently been improved over the years. In some cases it may be appropriate to apply a restricted allowance for age and obsolescence.

Year	Allowance	Year	Allowance	Year	Allowance
2010	0.00%	1993	12.00%	1976	29.00%
2009	0.50%	1992	13.00%	1975	30.00%
2008	1.00%	1991	14.00%	1974	31.00%
2007	1.50%	1990	15.00%	1973	32.00%
2006	2.00%	1989	16.00%	1972	33.00%

Deductions for Age and Obsolescence (Cont'd.)

Year	Allowance	Year	Allowance	Year	Allowance
2005	2.50%	1988	17.00%	1971	34.00%
2004	3.00%	1987	18.00%	1970	35.00%
2003	3.50%	1986	19.00%	1969	36.00%
2002	4.00%	1985	20.00%	1968	37.00%
2001	4.50%	1984	21.00%	1967	38.00%
2000	5.00%	1983	22.00%	1966	39.00%
1999	6.00%	1982	23.00%	1965	40.00%
1998	7.00%	1981	24.00%	1964	41.00%
1997	8.00%	1980	25.00%	1963	42.00%
1996	9.00%	1979	26.00%	1962	43.00%
1995	10.00%	1978	27.00%	1961	44.00%
1994	11.00%	1977	28.00%	1960	45.00%
				Pre 1960	45.00% to 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.

6.0 Deduction for Lack of Services

It will be unusual to find a clubhouse lacking in basic services but if necessary the following allowances should be made.

- No toilet facilities Deduct 20%
- No lighting Deduct 15%
- No water Deduct 10%

7.0 Car Park or Parking Areas

The above rates are exclusive of car parking. If appropriate, an addition should be made for parking in accordance with local evidence, normally to a maximum of 10% of the value of the subject.

8.0 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.