



Revaluation 2010

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 appears to have been a decline in 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 Practice Note 3 in respect of Sports & Leisure Centres which has been produced by the Public Building Committee or Practice Note 11 in respect of Private Health Club and Fitness Centres which has been produced by the Commercial Committee.

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 Classification

- 3.1 Squash Courts have been classified in three groupings as follows

Class 1	Basic Quality Court (with viewing gallery) e.g. metal box with profile cladding to walls and roof.
Class 2	Mid Quality Court (with viewing gallery) e.g. fair-faced block work to external walls.
Class 3	Good Quality Court (with viewing gallery) e.g. good quality brickwork to external walls.

4.0 Survey and Measurement

- 4.1 The unit of valuation is the over wall area of the building containing the Squash Court facilities. Where there are upper floor facilities, the upper floor over wall area should be added to the ground floor area.

5.0 Valuation

- 5.1 An analysis of the costs indicates estimated replacement costs (ERC) in the following range of rates per square metre, excluding site value.

Type of Court	E.R.C.		
	Rate per square metre		
	1 Court	2 or 3 Courts	4+ Courts
1	£965	£850	£815
2	£1040	£900	£875
3	£1090	£930	£885

No adjustment is necessary for contract size, location or fees as they are reflected in the above costs.

- 5.2 The following adjustments may be made to the adopted rate

Where glass back viewing walls are fitted, the above rates may be increased by 3.25%.

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.

6.0 Deductions for Age and Obsolescence

- 6.1 Age and obsolescence allowances should be applied in accordance with Public Buildings Committee Practice Note 4 to reflect age related obsolescence and general condition. A notional date should be adopted where appropriate. **N.B. Bar at 50.00%**

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%

7.0 Site Value

7.1 The recommended rates shown above exclude site value. An appropriate addition for site value should be made in accordance with local evidence, where available. If no evidence is available, an addition of 10% may be appropriate.

8.0 Decapitalisation

8.1 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.

9.0 Clubhouse

9.1 Where there is a clubhouse or pavilion present, this should be valued in accordance with Miscellaneous Properties Committee Practice Note 5.

10.0 Car Parking

10.1 Car parking has not been included in the analysis; if appropriate an addition should be made in accordance with local evidence. Where a car park forms part of the subject it should not normally exceed 10% of the total value.

11.0 End Allowance

11.1 This report is intended to provide guidance in arriving at the N.A.V of typical Squash Courts. Valuers should arrive at what is considered to be a reasonable valuation for the subject under consideration having regard to the provisions of the Lands Valuation Acts.

There is no single criterion to ascertain the optimum membership. Valuers, therefore, are advised to consider the pattern of membership numbers given in previous Revaluation returns for the subject concerned before deciding whether an allowance is applicable.