

TAYSIDE VALUATION JOINT BOARD
REVALUATION 2017
VALUATION OF INDUSTRIAL SUBJECTS



PART 3

VALUATION OF MILLS AND WORKS

1 GENERAL

This Report and Scheme of Valuation (Part 3) should be considered in conjunction with Part 1, as the same broad principles apply throughout.

2 DESCRIPTION

For the purposes of this Practice Note, the expression "Mills and Works" shall be deemed to include buildings formerly used as mills and works, which may now have been sub-divided, and other subjects of a similar character occupied for the purposes of stores, warehouses, etc. Typical examples are Baltic Works, Dundee, Eagle Mill, Dundee or Todd & Duncan, Kinross.

2.1 Site

It will be found that the majority of such subjects have minimal yard and circulation space. Accordingly, no adjustment to reflect such will normally be required. Where the Valuer is of the opinion that the subject falls outwith this norm, reference should be made to the appropriate Sections in Part 1.

3 RENTAL EVIDENCE

The rental rates per square metre have been derived from actual rents of Mills and Works subjects and assume that the premises are in reasonably good structural condition and a reasonable state of repair. The rental rates reflect the characteristics of a typical Mill and Works building and therefore no allowances should be made when these characteristics are present. In particular wall heights are often lower than standard industrials, columns are commonly found, there is frequently no roof insulation and natural light can be minimal.

Note:- Adjustments to reflect "Condition" which is clearly inferior or superior to the norm may be granted in accordance with Section 4.1 of this Practice Note.

Note:- Where a new building is erected at an old Mills & Works factory it should be treated in accordance with Part 1, Part 2 or Part 4 as appropriate.

3.1 Basic Rates

Location	Production Area		Offices	
	Rate (m ²)	LBR/Input Code	Rate (m ²)	LBR/Input Code
Dundee	£16	M1A	£24	M1B
Perth & Kinross				
Perth & Invergowrie	£15	M1A	£22.50	M1B
Main Burghs, Kinross & Milnathort	£13.50	M2A	£20.25	M2B
Small Burghs	£11	M3A	£16.50	M3B
Villages & Landward	£8	M4A	£12	M4B
Angus				
Main Burghs	£13.50	M1A	£20.25	M1B
Small Burghs	£11	M2A	£16.50	M2B
Villages & Landward	£8	M3A	£12	M3B

In many cases the offices will be found to be of a poor standard. In such cases it may be appropriate to apply a mid rate.

4 ADJUSTMENT TO BASIC RATES

Bearing in mind the usual disabilities suffered by this type of subject, there may be exceptional circumstances when further adjustment is required to the basic rate. In such cases, reference should be made to Section 4 in Part 1.

Note: Further allowances should be applied with caution, if the Valuer is in any doubt, consult the Principal Valuer or Assistant Assessor.

4.1 Adjustment for Condition

For this type of subject it may be appropriate to apply an adjustment in those cases where it is clear that the condition of the property is either superior or inferior to the norm.

Condition	Adjustment
	Mills & Works
Good	add up to 30%
Inferior	deduct up to 40%

5 DISABILITIES

The following deductions may be applied to individual buildings or to the whole subject, according to the circumstances.

a)	Poor building design	up to 10%
b)	Variation in floor levels	up to 2.5%
c)	Works divided by public road	up to 5%
d)	Poor access	up to 5%
e)	Bad shape and layout of site	up to 10%
f)	No natural light	up to 2.5%

6 REDUNDANCY

The rates to be applied after an analysis of the available rental evidence already reflect a degree of redundancy. An additional allowance for redundancy will not normally require to be considered in the valuations of this category of subject. In situations where an additional allowance for redundancy is being considered the issue should be discussed with the Assessor/Depute Assessor/Assistant Assessors.

7 MULTI-STOREY BUILDINGS

Adjustments to multi storey buildings should be applied to the basic rate for the particular item, after any adjustment for location, in accordance with the following:-

7.1 Production

Floor	Goods & Passenger Hoist Adequate Standard (see Note) Deduct	Goods & Passenger Hoist Inferior Standard (see Note) Deduct	No Hoist Deduct
Ground	Nil	Nil	Nil
1 st	10%	15%	25%
2 nd	15%	20%	50%
3 rd	15%	25%	75%
4 th & above	15%	30%	95%
Basement	10%	15%	25%

Note:- The Goods and Passenger Hoist “Adequate Standard” column assumes a hoist adequate to serve the upper floors of a building. It is difficult to define “adequate” in this context as circumstances vary so much but as a guide a hoist of 5 person (0.5 tonne) capacity is expected in a medium sized unit with a larger 10 person (1.50) tonne capacity hoist or more than one smaller hoist in large units. Where it is clear that the hoist is inferior and not sufficient to largely compensate for the upper floor situation, the storey allowance may be increased to that shown in the Goods and Passenger Hoist “Inferior Standard” column.

7.2 Offices

Main Floor	No Lift Deduction	Attic Floor	No Lift Deduction
Ground	Nil	-	-
1 st	Nil	1A	10%
2 nd	15%	2A	25%
3 rd	35%	3A	45%
4 th	45%	4A	50%
5 th	50%	5A	55%

There may be situations where these allowances may be inappropriate, having regard to individual cases.

8 QUANTUM

The allowances in the following table should be applied to the total value of the main building items, having regard to the total floor area of such items:-

AREA (m ²)	Allowance
750 and over	1%
800 and over	2%
850 and over	3%
900 and over	4%
1000 and over	5%
1200 and over	6%
1350 and over	7%
1500 and over	8%
1650 and over	9%
1800 and over	10%
1900 and over	11%
2000 and over	12%
2167 and over	13%
2333 and over	14%
2500 and over	15%
2667 and over	16%
2883 and over	17%
3000 and over	18%
4000 and over	19%
5000 and over	20%
6000 and over	21%
7000 and over	22%
8000 and over	23%
9000 and over	24%
10000 and over	25%
11000 and over	26%
12000 and over	27%
13000 and over	28%
14000 and over	29%
15000 and over	30%
16000 and over	31%
17000 and over	32%
18000 and over	33%
19000 and over	34%
20000 and over	35%
22000 and over	36%
24000 and over	37%
26000 and over	38%
28000 and over	39%
30000 and over	40%
32000 and over	41%
34000 and over	42%
36000 and over	43%
38000 and over	44%
40000 and over	45%
42000 and over	46%
44000 and over	47%
46000 and over	48%
48000 and over	49%
50000 and over	50%