

TAYSIDE VALUATION JOINT BOARD

REVALUATION 2017

VALUATION OF KENNELS/CATTERIES



1 INTRODUCTION

Kennels vary from purpose-built brick/block or timber construction to general-purpose buildings with little or no adaptation. They are usually situated in village or landward locations. This guidance is intended to apply, principally, to these circumstances.

2 BASIS OF VALUATION

The Comparative Principle shall be used.

3 SPECIFICATIONS

3.1 Basic Specification

The specification for a purpose built kennel/cattery is normally a single brick or block built structure under a tiled, profiled steel or felt roof with a low eaves height of around 2.15m and with normal lighting and, in some cases, poor heating.

3.2 Superior Specification

In some cases the quality of construction may be better to that set out at 3.1 by use of cavity brick or block construction or the internal finish may be superior.

3.3 Timber Specification

These are usually small in nature and resemble a timber shed.

4 TABLE OF RATES

The rates per m² set out below shall be applied to gross internal area of kennels and catteries in village or landward locations.

Quality	Angus	Perth & Kinross
Superior	£18.15	£19.80
Standard	£16.50	£18.00
Timber	£8.00	£8.00

No quantum allowance should be applied to the above rates.

Where the subjects are situated in other locations, valuers should use their judgement to determine appropriate rates by comparison with the rates set out above. The recommendations provided in part 4 of the valuation instructions for industrial workshops and stores may be of assistance in determining an appropriate rate.

5 ANCILLARY BUILDINGS

These structures should be valued in accordance with the recommendations provided in part 4 of the valuation instructions for industrial workshops and stores, giving due regard to the level of quantum dictated by the total buildings' area, inclusive of kennels or cattery building(s).

6 RUNS (ANGUS AND PERTH & KINROSS)

The runs are usually small, fenced concreted areas providing a secure exercise area for each pet accommodated there.

Purpose-Built Run Rate (in a village or landward location): £2.30/m²

Where the runs are finished distinctly differently to that described above, then a rate should be determined commensurate with surfacing and quality.

Where the subjects are situated in other locations, valuers should use their judgement to determine appropriate rates by comparison with the rate set out above. The recommendations provided in Part 4 of the valuation instructions for industrial workshops and stores, or the valuation instruction for yards and ground, may be of assistance in determining an appropriate rate.

7 ADAPTED BUILDINGS

7.1 Non-Purpose Built Kennels/Ancillary Buildings

In some cases a general-purpose building is adapted for use as a kennel. In such circumstances the building should be valued in accordance with the recommendations provided in part 4 of the valuation instructions for industrial workshops and stores, using the rates applicable in the specific location.

8 ADJUSTMENT FOR SIZE (QUANTUM)

An allowance from the part 4 scale of quantum should be applied to the valuation of all buildings, including the kennels or cattery, where part 4 rates have been adopted. The level of the allowance to be applied should be determined by the total buildings' area.