

TAYSIDE VALUATION JOINT BOARD

REVALUATION 2017

VALUATION OF YARDS AND GROUND



1 APPLICATION

This scheme applies to the revaluation of all yards and storage ground in the Joint Board's area. In addition to applying to subjects which are occupied wholly for storage, it can be used to value yards used in conjunction with commercial and industrial buildings. In such cases, the buildings will be valued by reference to the scheme of valuation appropriate to their character and use. Where the area of a yard includes the site of any buildings, deduct one and a half times the gross external area of the footprint of the buildings from the total area of the site to arrive at the net site area to be valued in terms of this instruction.

2 BASIS OF VALUATION

The Comparative Principle shall be used. Net Annual Value (NAV) will be calculated by applying an appropriate rate per m² to the site area. Where the yard is part of a larger subject and included in the valuation as an ancillary, the basic rate/m² applied, as determined from the tables in Appendix A, will be based on the **gross site area**. This rate will then be adjusted, where appropriate, to reflect the presence of surfacing, floodlighting and the security of the site. The final rate should be applied to the **net site area**, as described at Section 1, to determine NAV. An appropriate addition should be made for other improvements, e.g. loading banks, pipe stillages etc., having regard to their replacement costs. (see Section 5)

3 BASIC RATE PER m²

Appendix A takes the form of a table of rates per m² for unimproved ground and the recommended rates in the table should be applied in normal situations. There may be cases where local evidence suggests a different level from that indicated, e.g. an industrial estate on the outskirts of town where rents may be at the level of a central situation. The Valuer should have regard to the rental levels in such cases and modify the recommended rate accordingly. The rate should only be modified, however, where it is clear that the normal level for the location is inappropriate. In addition, when considering yards over 10000m², an additional quantum allowance may be merited. In those circumstances the Valuer should consult with a senior member of staff.

4 ADJUSTMENT OF BASIC RATE PER m²

If necessary, the basic rate for unimproved ground should be adjusted to take account of surfacing, security and floodlighting. The following recommended percentage adjustments should be aggregated and applied to the basic rate per m².

4.1 Additions for Surfacing

Where the site is surfaced, the basic rate per m² as determined from Appendix A should be increased by the appropriate percentage indicated in the table in Appendix B. Where the Valuer encounters a yard of mixed surface or that not directly covered by the above, cognisance of the prescribed additions should be made to ensure the chosen percentage is in line for similar type surfaces. Should there be any doubt as to the appropriate applicable percentage the Valuer should consult with a senior member of staff.

4.2 Plant and Machinery Order

In determining the percentage to be applied to enhance the basic rate to reflect site security, floodlighting etc., regard must be had to the provisions of The Valuation for Rating (Plant and Machinery) (Scotland) Regulations 2000, as amended, in considering the rateability of any item.

4.3 Additions for Security of the Site

Where the site is completely surrounded by fences or walls which provide a good measure of security, the basic rate should be enhanced by 10%. Where the degree of security provided is greater or less than would normally be expected, this addition may be adjusted as appropriate. (see also Section 5 below).

4.4 Additions for Floodlighting

An addition of up to 10% of the basic rate should be made where the site is floodlit. Cases where there are superior systems, e.g. from high lighting towers providing high intensity lighting for night-time working, should be treated on their own merits, having regard, where possible, to their replacement cost (see also Section 5 below).

5 ADDITIONS FOR OTHER IMPROVEMENTS

Additions for other improvements such as loading banks and pipe stillages should be made having regard to their replacement costs. Reference should be made to the Scottish Assessors' Association/VOA Cost Guide to assist in determining replacement costs. In order to determine the additional NAV, the statutory decapitalisation rate should be applied.

6 SALES YARDS/DISPLAY AREAS

Some areas of land are set aside as permanent sales areas. Display areas are typically situated in front or to the side of a showroom building. Analysis of rental evidence indicates that the rate applied to this area is enhanced above local industrial yard rates. An addition of 50% above the local yard rate is recommended in this situation. Where customer or staff parking is provided on land where a sales and display area would normally be located, this area should also be treated as display and a similar uplift applied. Should there be any doubt as to the appropriate percentage adjustment the Valuer should consult with a senior member of staff.

7 END ALLOWANCES

The final value may be modified by applying a deduction to reflect the unevenness of the surface, liability to flooding, bad shape, poor access etc. Should there be any doubt as to the appropriate percentage adjustment the Valuer should consult with a senior member of staff.

8 REDUNDANCY

Allowance for redundancy should not be made merely because a subject is not fully used by a particular occupier. Where there is known to be overprovision in a given locality, however, a deduction from the final valuation may be justified. In situations where an allowance for redundancy is being considered the issue should be discussed with the Assessor/Depute Assessor/Assistant Assessor.

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YARDS AND GROUND – RATES PER m² TO NAV

Area(m ²)	Dundee	Perth City	Inveralmond & N Muirton Indl Estates	Kinross	Milnathort	Main Burghs	Small Burghs	Villages & Landward
At 100m ²	£9.00	£3.70	£2.10	£3.25	£3.10	£2.70	£1.70	£1.40
At 250m ²	£7.60	£3.70	£2.10	£3.25	£3.10	£2.70	£1.70	£1.40
At 500m ²	£6.00	£3.70	£2.10	£3.25	£3.10	£2.70	£1.70	£1.40
At 1000m ²	£3.90	£2.85	£2.10	£2.50	£2.40	£2.15	£1.50	£1.25
At 2000m ²	£3.55	£2.85	£2.10	£2.45	£2.35	£1.90	£1.25	£1.00
At 3000m ²	£3.30	£2.85	£2.10	£2.20	£2.10	£1.50	£1.00	£0.80
At 4000m ²	£3.00	£2.50	£2.10	£1.90	£1.75	£1.15	£0.80	£0.65
At 10000m ² and over	£2.70	£2.25	£2.10	£1.75	£1.60	£1.00	£0.70	£0.60

Rates for areas between the points shown on the table above should be interpolated.

The rates set out above are for unsurfaced sites. Additions should be made for surfacing in terms of Appendix B, and for security, floodlighting etc. as set.

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YARDS AND GROUND – ADDITIONS FOR SURFACING

Where a yard is surfaced, the basic rate set out in Appendix A should be increased in accordance with the following table.

		<u>Surface</u>	<u>% age addition</u>
1	Tarmac	25mm bitumen macadam wearing course 65mm bitumen macadam base course 225mm hardcore 300mm excavation	45%
2	Asphalt	25mm asphalt wearing course 65mm bitumen macadam base course 225mm hardcore 300mm excavation	50%
3	Concrete	150mm concrete slabs laid in bays 75mm hardcore 225mm excavation	55%
4	Concrete (Reinforced)		75%
5	Pavior Brick		75%
6	Tarmac (Lighter)	20mm bitumen macadam wearing course 40mm bitumen macadam base course 150mm hardcore 150mm excavation	30%
7	Asphalt (Lighter)	20mm asphalt wearing course 40mm bitumen macadam base course 150mm hardcore 150mm excavation	35%
8	Makeshift areas on hardcore (e.g. ash or gravel)		20%
9	Old rough concrete, unbroken		20%
10	Old uneven tarmac		20%
11	Ash, gravel etc on earth		5%