



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. The kennels and catteries are typically situated in village or landward locations and this guidance is intended to apply to these circumstances.

2 BASIS AND APPLICATION OF VALUATION

The Comparative Principle shall be used. The valuations should be carried out on the GenVal system. Quantum should be applied to the buildings only with runs added as ancillary. The quantum scale to be applied is contained in the Valuation of Miscellaneous Workshops and Stores Practice Note (Valuation of Industrial Subjects Part 4).

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. The subject will be utilitarian and have lighting. Additional finishes or specification may indicate that an enhanced rate should be applied.

3.2 Superior Specification

The quality of construction may be better to that set out at 3.1 by use of cavity brick or block construction. The internal finish may include light, heat and finished wall surfaces.

3.3 Timber Specification

These are usually small in nature with a lightweight roof and low eaves of around 2.15m.

3.4 Offices

Offices occupied in connection with the kennel/cattery may attract an enhanced rate. Reference should be made to the Valuation of Miscellaneous Workshops and Stores Practice Note (Valuation of Industrial Subjects Part 4).

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	£22.15	£23.15
Standard	£20.00	£21.00
Timber	£10.00	£10.00

Where kennels/catteries are situated in towns and cities valuers should consider the location and circumstances of the subject to determine the application of appropriate rates. Reference to The Valuation of Miscellaneous Workshops and Stores Practice Note (Valuation of Industrial Subjects Part 4) may be of assistance in determining an appropriate rate.

5 ANCILLARY BUILDINGS

Ancillary buildings should be valued in accordance with The Valuation of Miscellaneous Workshops and Stores Practice Note (Valuation of Industrial Subjects Part 4) giving due regard to the level of quantum dictated by the total buildings' area, inclusive of kennels or cattery building(s).

6 RUNS

Runs are usually small, fenced concreted areas providing a secure exercise area for each pet accommodated there. The runs will normally be constructed of light, plain concrete of shallow depth.

Purpose-Built Run Rate (in a village or landward location): £5.00/m²

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

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 The Valuation of Miscellaneous Workshops and Stores Practice Note (Valuation of Industrial Subjects Part 4) applicable in the specific location.