



Revaluation 2017

Guidance Note

Entertainment Centres

1.0 Introduction

This guidance note applies to the valuation of custom built or converted properties, used as children's play-barns or entertainment centres valued on the comparative principle.

2.0 Basis of Valuation

The basis of valuation is the comparative principle based on a consideration of local rental evidence. As with all applications of the comparative principle, the most relevant evidence will be found locally and values will be established by analysis of this local rental evidence. The analysis will be based on what was rented to the tenant and will exclude improvements carried out during their occupation. The valuation however will reflect what has been let plus the rateable improvements the tenant has made.

3.0 Valuation Roll Descriptions

All descriptions must conform to the '*List of Categories, Class and Subject Types*' currently held in the Northgate system. The description in the valuation roll for this type of property should be ENTERTAINMENT CENTRE.

4.0 Survey and Measurement

Building areas should be calculated on a gross external basis.

5.0 Rates to be Applied

The property type should be determined and the appropriate rate applied, as shown in the table below.

Property Type	Rate per sqm to be applied
Type 1 – custom built properties and converted industrial, supermarket and retail warehouse	£35 sqm
Type 2 – all other properties	£30 sqm

It should be noted that the available rents have been analysed in terms of the SAA Basic Principles Committee Practice Note 1 (Adjustment of Rents). The rates to be applied include an element for fitting out.

6.0 Additions to Value

The rates included in 5.1 above assume adequate heating and lighting in relation to the purpose of the building. Any additions or deductions under these heads should be referred to the Divisional Assessor for consideration.

6.1 Plant & Machinery

Consideration should be given to any plant or machinery which may be rateable. See the Valuation for Rating (Plant and Machinery) (Scotland) Regulations 2000 as amended.

6.2 Air Conditioning

Where air conditioning is present then additions should be made from the following table.

Item	Rate
Air – conditioning (costs based on cassette system)	£7/square metre

This rate should only be applied to those areas benefiting from the air conditioning.

6.3 Sprinklers

In the case of sprinklers the following addition is recommended but should be considered in the light of information contained in the SAA/VOA Rating Cost Guide.

Item	Rate
Sprinklers	£3/square metre

6.4 Mezzanine

If mezzanine floors are present the building should be valued in the normal way and the mezzanine valued at +15.00% if it has been constructed out of timber and +30.00% if it has been constructed out of steel. The addition should be an “extra over” of the basic rate. NB since a mezzanine is being added as an “extra over” no reduction should be made to the rate applied to the area under the mezzanine. What you should clearly be able to demonstrate is that the value of Building A without a mezzanine is £x and the value of Building B (identical to A but with a mezzanine) is £x + £y (where £y is the “extra over” value of the mezzanine).

7.0 Age & Condition

Age and condition will be reflected in the basic rate. No addition or deduction should be made.

8.0 Disabilities

Disabilities will in general be reflected in the basic rate. There will always be exceptions however and valuer's judgement will require to be exercised in deciding when it will be appropriate to make a further allowance for a particular disability. Divisional Assessors should be consulted before allowances are given under this head.

9.0 Quantum

The rents show that no quantum exists, in either of the 2 property types.

10.0 Location

Only in extreme circumstances may allowances be granted under this head. Consult with the Divisional Assessor before granting such an allowance.