



2017 Revaluation

Guidance Note

Valuation of Site Huts and Storage Containers

1.0 Introduction

This guidance note applies to the valuation of contractors accommodation in the form of site offices and stores, which ranges from single buildings at small developments to large contractors' villages, sometimes with multiple occupiers, where large construction projects are taking place. It also applies to the valuation of individual containers which are let out for storage and form separate entries in the Valuation Roll.

2.0 Approach To Value

Site huts etc may be owned by the contractor and moved from site to site but are also frequently hired for the duration of a contract. A yearly hire is not the same as an annual rent as the hiring charge will include many extraneous elements such as insurance and the cost of transportation and erection on site. The hire charge is therefore of little assistance in determining annual value. Values for R2017 have therefore been based on cost evidence from the Cost Guide and recommended rates for similar accommodation in approved SAA Practice Notes.

3.0 Basic Rates

As contractors' accommodation will almost always be temporary in nature and erected where required, location is not considered to be a relevant factor and the following rates should be applied regardless of location.

Description	Basic rate (£/m ²)
Best quality site offices with internal partitions, toilets, fixed electric heating, good lighting etc. Usually associated with longer term contracts at prestigious developments	£30.00
Average quality site offices including basic new, used and refurbished structures with limited services and possibly some internal partitioning	£25.00
Poorest quality older units and better quality weatherboard stores	£20.00
Steel security containers (regardless of use)	£7.50

3.1 Variations of Application

The rates provided above are intended to apply to typical contractors' accommodation, either erected for the duration of a contract where the occupier is a separate body from the occupier or intended occupier of the property under development or for similar quality accommodation at yard or industrial entries.

Where this type of accommodation is occupied for different uses such as offices, clubhouses etc, the basis of valuation will change and the structure will be valued in accordance with the appropriate scheme of valuation having regard to the use of the unit. This approach may result in values higher or lower than those normally applicable to the same structure used as site accommodation.

4.0 Land

Land occupied with site huts should be valued in line with LVJB Yards GN. Compounds will normally, although not always, be fenced. In some cases the fencing may be moveable and rest only in hollowed out concrete blocks. The rates shown in the Yards PN are for fenced yards, and care should therefore be taken to determine whether any adjustment is necessary. The footprint of portable buildings should not be removed from the area of land being valued.

5.0 Deletion of Entries from the Roll

Valuers are reminded that where entries are made for site huts at development sites etc, a survey card should be raised to check for the removal of the subjects at completion of the development.

6.0 Individual Storage Containers

Individual containers which are let out for secure storage and form separate entries in the Valuation Roll. These are typically (but not always) in a secured yard, the tenant has a key to the yard and to the container, with the lets generally being on a rolling weekly or monthly basis.

Sufficient rental information exists to value these subjects on the comparative basis. A typical rental level appears to be in the region of £100 per month and therefore a NAV figure of £1200 should be adopted for each container.