



Revaluation 2017

Guidance Note

Valuation of Car Parks

1.0 Introduction

This Guidance Note should be used for the valuation of car parks. A separate Guidance Note exists for Car Spaces.

In most instances they will be identified as those car parks in which the user(s) are not the rateable occupiers, they will have no right to occupy any given space & will operate on a first come first served basis.

This Guidance Note should not be used for the valuation of car parking spaces which are a pertinent of another subject whether unum quid or not.

2.0 Basis of Valuation

Car Parks will be valued by application of the Comparative Principle

The suggested unit of comparison is a rate per space. Where there are no marked bays the number should be estimated at a ratio of 1 space per 25 square metres, which includes for circulation space.

3.0 Basic Rate / Space to be Adopted

The appropriate rate per space shall be taken from the following table:

	Cat	Cat 2A	Cat 3A	Cat 4A	Cat 5A
On Street Parking Restrictions	£180	£140	£95	£65	£80
	Cat	Cat 2B	Cat 3B	Cat 4B	Cat 5B
No On Street Parking Restrictions	£50	£50	£50	£50	£50

Appendix 1 lists which locations fall within the respective categories.

Where there are no on street parking restrictions in the vicinity/surrounding area, but on street parking requires payment, this should be treated as having on street restrictions.

4.0 Adjustments to Basic Rate

The rate per space shown in the above table represents a car park which has

- Concrete/Tar/block surface
- Adequate Lighting

Adjustments to the basic rate are required when the car park differs from this & the following allowances should be granted:

- Bare Site -10%
- Chips/Hardcore -5%
- Inadequate -10%

Certain car parks may have no dedicated on site lighting, but due to their location beside the public pavement they are lit by the lampposts on the pavement. In such cases where it is felt that the car park is adequately lit from this borrowed source, then no allowance to the basic rate should be made.

5.0 Quantum

The basic rates at 3.0 reflect car parks of no greater than 100 spaces. The following allowances should be granted as appropriate:

101 – 250 Spaces	-5%
251 – 500 Spaces	-10%
501 – 1,000 Spaces	-15%
Over 1,000 Spaces	-20%

Appendix 1

Category 1 (see note below)

East Kilbride
Hamilton

Category 2 (see note below)

Cumbernauld
Motherwell
Airdrie
Coatbridge
Rutherglen
East Kilbride Village

Category 3

Larkhall	Lanark
Wishaw	Strathaven
Uddingston	Bothwell
Blantyre	Cambuslang
Bellshill	

Category 4

All other town/village centres & all neighbourhood shopping in towns from 1-3 above.

Category 5

This relates to car parks provided for “park & ride” purposes. Where the facility also serves town centre shopping of a Category 1 - 3 location then it should be categorised as such.

Note:

In Category 1 & 2 locations there are car parks remote from the prime town centre retail area, but which instead serve other purposes such as:

- Offices
- Restaurants
- Civic Facilities
- Libraries etc

Refer to maps located in Appendix 2 and Appendix 3 for the location of the prime town centre locations. Out with the areas hi-lighted in these maps the Car Park should be placed 1 category below what would generally be appropriate for that town as shown in the above hierarchy.