

## Revaluation 2023 – Contractor’s Site Huts Valuation of Site Huts and Steel Containers

### General

Temporary buildings and structures which are likely to be on commercial development sites for more than 3 months should enter the Valuation Roll.

Individual temporary buildings, for e.g., erection of a single dwelling, should only be entered if there is a reasonable expectation that they are to remain on site for more than 6 months, so as to avoid de minimis entries.

When considering the appropriate treatment of site huts, dedicated and lay down areas/yards and fencing etc. should also be valued (see Site, surfacing & enclosures overleaf).

This guidance note can also be used for the valuation of self-storage sites where steel containers or similar are used to provide secure storage units and the public/businesses pay a daily/weekly/monthly rental fee. However, where such subjects include permanent buildings this guidance note will only be used to value the containers in order that they can be added to CV as a remainder value. See also “Site, surfacing and enclosures” overleaf.

### Valuation

Subjects comprising huts and/or containers should be valued manually in all divisions with the resultant value inserted into Commercial Values as a manual value rather than a remainder value. Valuations should include any rateable plant and machinery and also site, surfacing and fencing etc. where appropriate.

### Portable Buildings

In all divisions, portable buildings used by contractors as site offices, canteen facilities etc. will be valued at the following rates/m<sup>2</sup> to NAV.

Standard portable building	£40/m <sup>2</sup>
Inferior portable building	£30/m <sup>2</sup>

### Steel containers

Steel container units (see photograph below) tend to be of standard sizes, 10ft, 20ft or 40ft.



For the valuation of steel container units, a rate per unit to NAV will be applied in line with the table below.

<b>Approximate</b>				
<b>Type</b>	<b>Size</b>	<b>Dimensions</b>	<b>Area</b>	<b>Value</b>
A	10ft	3.05m x 2.45m	7.47m <sup>2</sup>	£180
B	20ft	6.10m x 2.45m	14.94m <sup>2</sup>	£360
C	40ft	12.20m x 2.45m	29.89m <sup>2</sup>	£720

These values equate to £24.00m<sup>2</sup>.

### **Site, surfacing and enclosures**

The site area may be defined by temporary fencing etc. or may not be defined at all.

In all situations where there is a defined compound or similar, the total site area and the enclosed area should be measured along with the area of any surfacing.

Where there is no defined site, the site area should be taken at 1½ x solum area of any portacabin or container. and no insufficient site allowance should be given. The actual area of any surfacing should still be measured.

Valuers should ensure that when valuing any site element, the total site area should be adjusted to deduct 1½ x the solum area of any portacabin or container, i.e. only the “excess” site area should be valued (similar to the treatment of site at commercial/industrial properties valued on Commercial Values).

Similarly, any surfacing which is being valued should not include the area under any portacabin or container.

Site, surfacing and enclosure rates should be taken at the appropriate adjusted Basic Rate for the locality.

### **Quantum/Inverse quantum**

Quantum should be applied in line with the table overleaf. Inverse quantum should not be applied.

### **Existing subjects**

Where contractors' site huts and steel containers are being sited at existing subjects, the valuation of the existing subjects should be reviewed to exclude the area occupied by the huts and containers etc.

The valuations of existing subjects valued on the comparative basis which already comprise steel containers etc. should also be reviewed to ensure consistency with the values produced by the application of this guidance note.

**Quantum**

<b>No.</b>	<b>Quantum</b>	<b>No.</b>	<b>Quantum</b>	<b>No.</b>	<b>Quantum</b>	<b>No.</b>	<b>Quantum</b>	<b>No.</b>	<b>Quantum</b>
1	0.0%	51	-25.0%	101	-35.0%	151	-40.0%	201	-45.0%
2	0.0%	52	-25.0%	102	-35.0%	152	-40.0%	202	-45.0%
3	0.0%	53	-25.0%	103	-35.0%	153	-40.0%	203	-45.0%
4	0.0%	54	-25.0%	104	-35.0%	154	-40.0%	204	-45.0%
5	0.0%	55	-26.0%	105	-35.0%	155	-40.0%	205	-45.0%
6	0.0%	56	-26.0%	106	-35.0%	156	-40.0%	206	-45.0%
7	0.0%	57	-26.0%	107	-35.0%	157	-40.0%	207	-45.0%
8	0.0%	58	-26.0%	108	-35.0%	158	-40.0%	208	-45.0%
9	0.0%	59	-26.0%	109	-35.0%	159	-40.0%	209	-45.0%
10	0.0%	60	-27.0%	110	-36.0%	160	-41.0%	210	-46.0%
11	-1.0%	61	-27.0%	111	-36.0%	161	-41.0%	211	-46.0%
12	-2.0%	62	-27.0%	112	-36.0%	162	-41.0%	212	-46.0%
13	-3.0%	63	-27.0%	113	-36.0%	163	-41.0%	213	-46.0%
14	-4.0%	64	-27.0%	114	-36.0%	164	-41.0%	214	-46.0%
15	-5.0%	65	-28.0%	115	-36.0%	165	-41.0%	215	-46.0%
16	-6.0%	66	-28.0%	116	-36.0%	166	-41.0%	216	-46.0%
17	-7.0%	67	-28.0%	117	-36.0%	167	-41.0%	217	-46.0%
18	-8.0%	68	-28.0%	118	-36.0%	168	-41.0%	218	-46.0%
19	-9.0%	69	-28.0%	119	-36.0%	169	-41.0%	219	-46.0%
20	-10.0%	70	-29.0%	120	-37.0%	170	-42.0%	220	-47.0%
21	-10.5%	71	-29.0%	121	-37.0%	171	-42.0%	221	-47.0%
22	-11.0%	72	-29.0%	122	-37.0%	172	-42.0%	222	-47.0%
23	-11.5%	73	-29.0%	123	-37.0%	173	-42.0%	223	-47.0%
24	-12.0%	74	-29.0%	124	-37.0%	174	-42.0%	224	-47.0%
25	-12.5%	75	-30.0%	125	-37.0%	175	-42.0%	225	-47.0%
26	-13.0%	76	-30.0%	126	-37.0%	176	-42.0%	226	-47.0%
27	-13.5%	77	-30.0%	127	-37.0%	177	-42.0%	227	-47.0%
28	-14.0%	78	-30.0%	128	-37.0%	178	-42.0%	228	-47.0%
29	-14.5%	79	-30.0%	129	-37.0%	179	-42.0%	229	-47.0%
30	-15.0%	80	-31.0%	130	-38.0%	180	-43.0%	230	-48.0%
31	-15.5%	81	-31.0%	131	-38.0%	181	-43.0%	231	-48.0%
32	-16.0%	82	-31.0%	132	-38.0%	182	-43.0%	232	-48.0%
33	-16.5%	83	-31.0%	133	-38.0%	183	-43.0%	233	-48.0%
34	-17.0%	84	-31.0%	134	-38.0%	184	-43.0%	234	-48.0%
35	-17.5%	85	-32.0%	135	-38.0%	185	-43.0%	235	-48.0%
36	-18.0%	86	-32.0%	136	-38.0%	186	-43.0%	236	-48.0%
37	-18.5%	87	-32.0%	137	-38.0%	187	-43.0%	237	-48.0%
38	-19.0%	88	-32.0%	138	-38.0%	188	-43.0%	238	-48.0%
39	-19.5%	89	-32.0%	139	-38.0%	189	-43.0%	239	-48.0%
40	-20.0%	90	-33.0%	140	-39.0%	190	-44.0%	240	-49.0%
41	-20.5%	91	-33.0%	141	-39.0%	191	-44.0%	241	-49.1%
42	-21.0%	92	-33.0%	142	-39.0%	192	-44.0%	242	-49.2%
43	-21.5%	93	-33.0%	143	-39.0%	193	-44.0%	243	-49.3%
44	-22.0%	94	-33.0%	144	-39.0%	194	-44.0%	244	-49.4%
45	-22.5%	95	-34.0%	145	-39.0%	195	-44.0%	245	-49.5%
46	-23.0%	96	-34.0%	146	-39.0%	196	-44.0%	246	-49.6%
47	-23.5%	97	-34.0%	147	-39.0%	197	-44.0%	247	-49.7%
48	-24.0%	98	-34.0%	148	-39.0%	198	-44.0%	248	-49.8%
49	-24.5%	99	-34.0%	149	-39.0%	199	-44.0%	249	-49.9%
50	-25.0%	100	-35.0%	150	-40.0%	200	-45.0%	>249	-50.0%