

5TH REVALUATION – PRACTICE NOTE

LANDFILL SITES

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PRACTICE NOTE – LANDFILL SITES

1.1 DESCRIPTION

This practice note deals with the valuation of sites used for the disposal of waste materials.

CLASS: 851 (Miscellaneous Public Service Properties).

SUB-CLASS: Local Government Specialised Properties.

CODE: LGoV.

TYPE: Refuse Disposal Site/Plant.

CODE: RD.

1.2 DISTRICT RESPONSIBILITY

As these properties are relatively few in number, it is proposed that the Specialist District (Ballymena) be responsible for the valuation of all landfill sites.

1.3 4th REVAL BASIS OF VALUATION

Valuations are to Net Annual Value and are based on the Comparative Principal derived from rental evidence.

1.4 5TH REVAL BASIS OF VALUATION

As with 4th Reval, valuation is based on the Comparative Principal and has been derived from rental evidence in consultation with agents, Scottish Assessors, VOA.

See 1.8 “Valuation Approach”.

1.5 HARMONISATION

Royalty rates based on evidence, arrived at on the Comparative Principal is harmonious with the remainder of the UK.

1.6 INSPECTION PROCEDURES

All landfill sites to be inspected by the specialist district.

Care should be taken that other buildings/plant not reflected in the royalty figure should be included in the NAV.

1.7 **VALUATION APPROACH**

Basis of valuation is on the comparative principal based on a royalty per tonne assessed on market analysis and consultation with agents, local waste companies, VOA and Scottish Assessors. Royalty figures - £1.25 per tonne, inert £0.40 per tonne.

1.8 **FORMS OF RETURN**

Forms of return are needed to assess the annual average sustainable tonnage. Regard should be had to trend, length of lease and remaining life of coup.

In addition, a breakdown on the types of waste dumped is also required.

1.9 **DATA ENTRY**

DATA entry should be on PV5 by admin staff. The line formats should contain details of throughput and the royalty per tonne for list defence purposes.

1.10 **BEACON PROPERTY DESCRIPTIONS**

Not required.

1.11 **WORKED EXAMPLES**

Not required.

1.12 **CONTACTS**

Contact should be through the specialist district.