

## **Industrial Subject Guidance note –**

### **Portacabin and Containers 2017 Reval**

This guidance note is not intended for the valuation of temporary modular offices which are solely used as offices and should be valued as offices using the RVJB Office PN.

#### **Industrial properties which have portacabins as an addition to the main part of the valuation.**

In the absence of local evidence an analysis of costs from the cost guide has been undertaken in conjunction with SAA guidance on modular buildings. Where there is no local evidence it is recommended that a rate of £27/m<sup>2</sup> is adopted for a reasonable quality portacabin. It is anticipated that this rate will be used for the vast majority of portacabins. However, where in a valuers opinion the portacabin is in a substantially inferior condition then a lower rate may be applied. Alternatively if a portacabin is more akin to a modular building and is prefabricated to a high specification with full services installed, then a rate of £40 may be applied.

#### **Portacabins at Building Sites**

In the absence of local evidence an analysis of costs from the cost guide has been undertaken in conjunction with SAA guidance on modular buildings. Where there is no local evidence it is recommended that a rate of £27/m<sup>2</sup> is adopted for a reasonable quality portacabin. It is anticipated that this rate will be used for the vast majority of portacabins. However, where in a valuers opinion the portacabin is substantially inferior condition then a lower rate may be applied. Alternatively if a portacabin is more akin to a modular building and is prefabricated to a high specification with full services installed, then a rate of £40 may be applied.

#### **Containers which form part of a larger valuation subject**

In the absence of local evidence an analysis of costs from the cost guide has been undertaken. Where there is no local evidence it is recommended that a rate of £5/m<sup>2</sup> is adopted.

#### **Alpha 5**

It is recommended that when carrying out the Alpha 5 Valuation the value of these elements is entered in the 'excess offices and other value adjustments' part of the valuation tab. It is not intended that the area of the portacabin or container forms part of the measured area when deciding the rate to be applied.