

NON DOMESTIC REVALUATION 2003

CLASS 252

AUTOMATIC TELLER MACHINES

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1.0 DESCRIPTION

This practice note refers to Automatic Teller Machines, located remote from banking premises. It does **not** apply to ATM sites, which are included in their host hereditament and are **not** separately assessed.

Class 252
Sub Class BANK
Type AT

(The Automatic Teller Machine itself is not rateable - what is valued is the location, comprising the site and the structure in which the machine is housed and any contiguous premises occupied with it (ie a secure room).

2.0 DISTRICT RESPONSIBILITY

District Valuers are responsible for the inspection and survey of all ATMs in their Districts.

All valuations will be made by the Specialist District, in consultation with the banks and their agents.

3.0 4TH REVAL BASIS OF VALUATION

The four main banks provided (in confidence) details of site/location rents and average monthly transactions for all remote ATMs throughout Northern Ireland.

The rents paid for ATM locations vary widely having, in some cases, been determined unrealistically high as a result of competitive tendering or unrealistically low as part of more broadly based package deals which include other advantages for the site owner, (eg lower bank charges).

To even out the extreme fluctuations in the rents and arrive at levels a hypothetical tenant could be expected to pay, one year with another, the following banding system was agreed with the banks:

Average Monthly Transactions	NAV (4TH Reval)
0- 1,000	£ 500
1,001- 4,000	£ 2,000
4,001- 8,000	£ 5,000
8,001-10,000	£ 8,000
10,000 +	£10,000

(These NAVs reflect the structures used to enclose the machines).

4.0 5TH REVAL BASIS OF VALUATION

To date the main banks have supplied a table of ATM rents/transaction numbers, which was channelled through the Northern Ireland Bankers Association (NIBA). Other rents have been accumulated as part of the ongoing ATM valuation process.

The rents vary widely and may now reflect a greater breadth of knowledge in the marketplace as well as the increased number of ATMS across the province. To even out the extremes of the rents and to arrive at a level a hypothetical tenant could be expected to pay, one year with another, the following banding system is proposed:

Average Monthly Transactions	Proposed NAV (5th Reval)
0 -1,000	£1,700
1,001 - 4,000	£3,000
4,001 - 8,000	£4,500
8,001 - 10,000	£6,000
10,000+	£7,000

(These NAVs reflect the structures used to enclose the machines).

There is no interpolation between the bands, which are specifically designed to maintain confidentiality.

5.0 CONTACTS

For further information and advice contact Mike Smyth, Belfast District 028 9054 3835.