

NON DOMESTIC REVALUATION 2003

CLASS 321

BINGO HALLS

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1.0 DESCRIPTION

1.1 This note refers to:-

CLASS	321
SUB-CLASS	Hall
TYPE BINGO HALL	BI

1.2 There are currently eleven entries on VALCOM under the above classification. Of these entries, five are located in Belfast in either secondary shopping positions within the city centre, ie Queen Street/ North Street, or in inner city areas such as the Springfield Road and Falls Road.

1.3 The remainder are spread across the province in the major towns, housed in a variety of buildings, many of which have been converted from their original use, e.g. former cinemas, bowling alleys, retail warehouses and halls.

2.0 DISTRICT RESPONSIBILITIES

2.1 Inspection, referencing and valuation will continue to be a matter for each district office. At present there are a number of these properties classified and valued as shops, commercial stores etc.

For ease of identification and consistency of approach it is recommended that all licensed Bingo Halls/Clubs should be coded as noted above in 1.1.

2.2 Please note that there are currently 34 licences pertaining to Bingo Halls (29 existing and 5 awaiting grant or renewal), as per information provided by the Social Legislation Unit of Dept. Of Social Development. Addresses will be provided in due course to enable districts to maintain Valuation List details.

2.3 As local rental evidence will be the primary determinants of value, no overview or co-ordination from the research district is considered necessary.

3.0 4th REVAL BASIS OF VALUATION

Although limited in number the current entries under this classification are not homogeneous. Those premises which were former shops have been valued on a rental basis and zoned as per adjacent shop premises.

Other buildings, such as those in retail parks/industrial estates, have been measured on a NIA basis and valued by comparison with similar type properties.

4.0 5th REVAL BASIS OF VALUATION

Given that there is an ample body of direct evidence for most of the properties in this class the preferred method of valuation is a rental basis.

At present, there are no bingo halls valued by reference to receipts since it was considered at 4th Reval," that the type of operation provided in NI is so distinct from GB operations that a reference to receipts is not appropriate".

However, with the opening of the first purpose-built bingo hall in Belfast in April 1997 the market for commercial bingo is developing and more operations of this kind are planned.

In light of this trend it may be necessary to review our approach and call for information on receipts in respect of particular outlets if rental evidence is not available.

5.0 LEGISLATIVE BACKGROUND

The law governing the control of Bingo Club operations is contained in the Betting, Gaming, Lotteries and Amusement (NI) Order 1985. This Primary Legislation updated the social law in NI on all forms of betting, gaming, lotteries and amusement with prizes so as to bring it more generally into line with that applying throughout the rest of the UK.

With regard to Bingo Club premises the intention of the Order was to legalise commercial bingo but to control the number of such premises through a licencing system operated via the courts. The criteria to be met in order to obtain a bingo club licence are similar to, and as onerous as, those applying to a Bookmakers Office licence.

In addition, a demand for such premises must be proven; under Art. 63 the Court will refuse a licence unless it is satisfied that "...having regard to the demand in the locality in which the premises to which the application relates are situated for gaming facilities afforded by bingo club premises, the number of such bingo club premises for the time being available to meet that demand is inadequate".

The Order also confers upon the Department (now DSD) the facility to make regulations imposing such prohibitions, restrictions, or other requirements to cover such matters as the permitted stakes and prizes, the type of games of bingo which may be promoted, participation fees and the information which must be made available to the players.

This Order created a legislative based monopoly for the bingo club operator akin to that applying to Bookmaker, and similar to off licence operations. The bingo club licence is highly personal in that it is dependent upon the standing of the operator, and highly dependent upon the condition of the particular property. The licence must be renewed annually and any person can lodge objections. Current charges are £2300 (Two Thousand Three Hundred Pounds) for an application for the grant of a licence and £820 (Eight Hundred and Twenty Pounds) for a renewal.

There have been numerous pieces of subordinate legislation passed since 1985. Most of these have dealt with changes to monetary limits

relating to prize monies or bingo charges, which are reviewed on a regular basis, no substantial changes have been made to the main 1985 Order.

Although the 1985 Order and its attendant licencing regime may have created a legislative monopoly, that in itself does not create value since it is probably safe to assume an ample supply of suitable premises and people to run such establishments.

6.0 FORMS OF RETURN

The standard Form of Return should be issued by the District Offices where considered appropriate taking into account all other relevant facts such as known owner occupied property and existing levels of market information.

As mentioned in 3.2, where rental evidence is not available we may have to investigate receipts by way of an alternative Form of Return.

7.0 CONTACTS

Further information and advice can be directed to CAROL COLLINS at BANGOR TEL: (028) 91279045 DIRECT Ext: 59045.