ANNEX A

FOI DOF/2025-0575

Request

1) A breakdown of the current valuation of Shorts Sports & Recreation Club to include block numbers, areas in square metres, rates applied to each block, designation of each block, e.g. Other and/or Sports & Recreational, the decapitalisation rate applied to each element of the given valuation and the year your records show each block was built-along with the corresponding age and obsolescence rate.
2) The survey or sketch upon which the correct valuation is based on, to include block numbers and areas.
3) The area and construction type of the car parking areas
4) The measurement basis of each block e.g. NIA/GIA/GEA
5) The site areas and prices per acre applied to each in the valuations, with the designation of the areas e.g. Other, Sport & Recreation.
6) The designation of repair and quality applied to each block e.g. average repair/poor quality etc

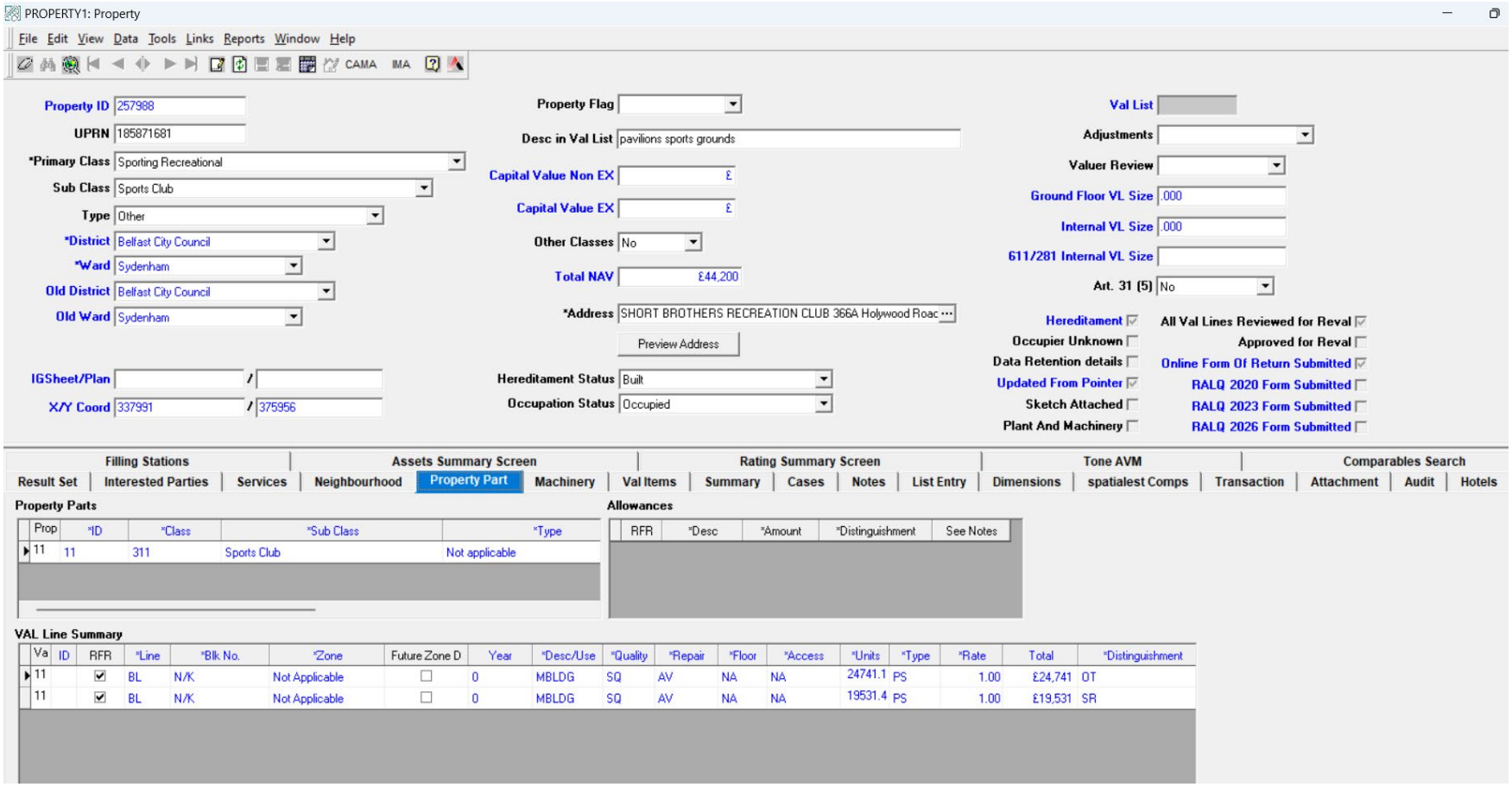
DoF response

I can confirm the department holds the information requested. Please see below a response to each of your six points.

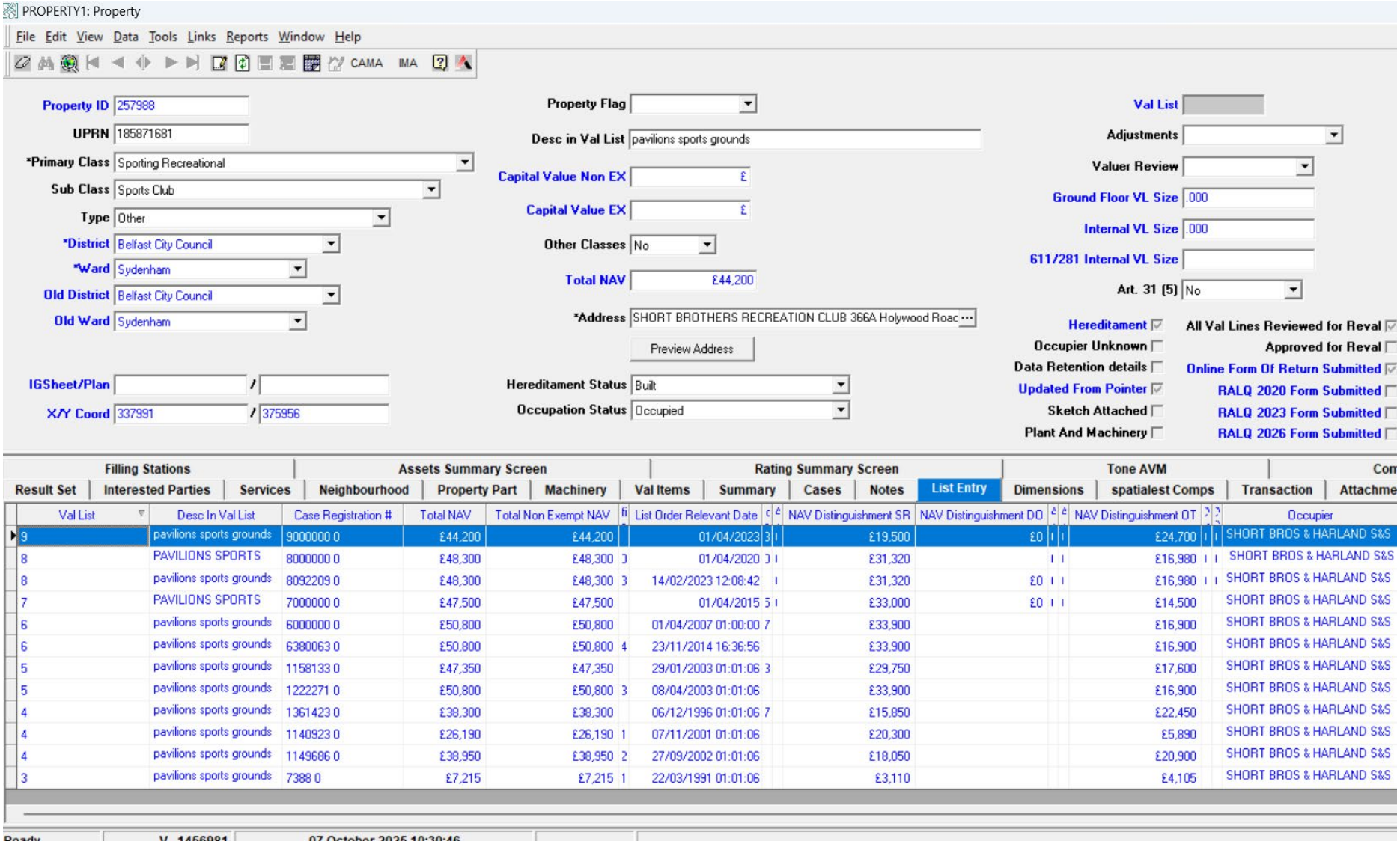
1) The current valuation is attached at Annex B & D. The Net Annual Value is £24,700 (OT) £19,500 (S&R).
2) Survey of the subject property is attached at Annex C.
3) There is no separate carparking valued as part of the current valuation. The provision of parking is reflected in the external works adjustment.
4) The subject has been measured on both a Gross External Area (GEA)/Net Internal Area (NIA) basis. GEA to facilitate a contractor's valuation which is utilised for this type of property. NIA to facilitate apportionment of areas between those utilised for Sport & Recreation (S&R) and those areas that are not.
5) The current site area is 14 acres as shown in the Valuation attached. The site has been valued at £1000/acre and is distinguished as S&R.
6) All blocks are valued as average quality and average repair (see Annex B).

FOI Request DOF FOI 2025 0575 – Dated 7/10/25

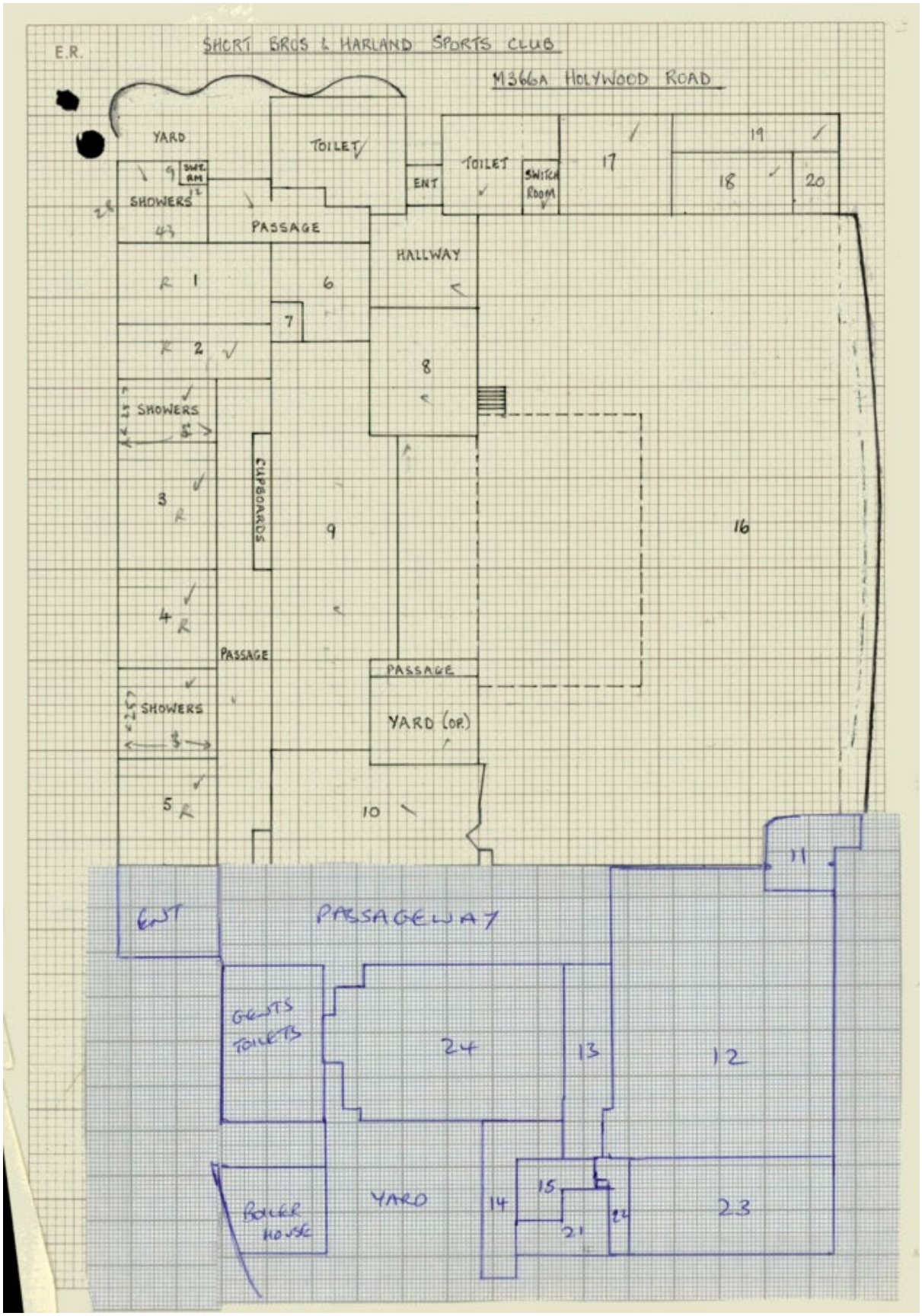
Current Valuation List Breakdown for the subject



FOI Request DOF FOI 2025 0575 – Dated 7/10/25



Val List	Desc In Val List	Case Registration #	Total NAV	Total Non Exempt NAV	List Order Relevant Date	NAV Distinguishment SR	NAV Distinguishment DO	NAV Distinguishment OT	Occupier
9	pavilions sports grounds	9000000 0	£44,200	£44,200	01/04/2023	£19,500	£0	£24,700	SHORT BROS & HARLAND S&S
8	PAVILIONS SPORTS	8000000 0	£48,300	£48,300	01/04/2020	£31,320		£16,980	SHORT BROS & HARLAND S&S
8	pavilions sports grounds	8092209 0	£48,300	£48,300	14/02/2023 12:08:42	£31,320	£0	£16,980	SHORT BROS & HARLAND S&S
7	PAVILIONS SPORTS	7000000 0	£47,500	£47,500	01/04/2015	£33,000	£0	£14,500	SHORT BROS & HARLAND S&S
6	pavilions sports grounds	6000000 0	£50,800	£50,800	01/04/2007 01:00:00	£33,900		£16,900	SHORT BROS & HARLAND S&S
6	pavilions sports grounds	6380063 0	£50,800	£50,800	23/11/2014 16:36:56	£33,900		£16,900	SHORT BROS & HARLAND S&S
5	pavilions sports grounds	1158133 0	£47,350	£47,350	29/01/2003 01:01:06	£29,750		£17,600	SHORT BROS & HARLAND S&S
5	pavilions sports grounds	1222271 0	£50,800	£50,800	08/04/2003 01:01:06	£33,900		£16,900	SHORT BROS & HARLAND S&S
4	pavilions sports grounds	1361423 0	£38,300	£38,300	06/12/1996 01:01:06	£15,850		£22,450	SHORT BROS & HARLAND S&S
4	pavilions sports grounds	1140923 0	£26,190	£26,190	07/11/2001 01:01:06	£20,300		£5,890	SHORT BROS & HARLAND S&S
4	pavilions sports grounds	1149686 0	£38,950	£38,950	27/09/2002 01:01:06	£18,050		£20,900	SHORT BROS & HARLAND S&S
3	pavilions sports grounds	7388 0	£7,215	£7,215	22/03/1991 01:01:06	£3,110		£4,105	SHORT BROS & HARLAND S&S


E.R.
SHORT BROS & HARLAND SPORTS CLUB
M366A HOLYWOOD ROAD
YARD
SHOWERS
SWR. AM
TOILET
TOILET
ENT
SWITCH Room
PASSAGE
HALLWAY
17
18
19
20
1
2
3
4
5
6
7
8
9
10
16
SHOWERS
SHOWERS
CUPBOARDS
PASSAGE
PASSAGE
YARD (OR)
11
PASSAGEWAY
GENTS TOILETS
24
13
12
BOILER HOUSE
YARD
14
15
21
22
23

SHORT BROS & HARLAND SPORTS CLUB - M366A HOLYWOOD ROAD

V.32

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MAIN PAVILION

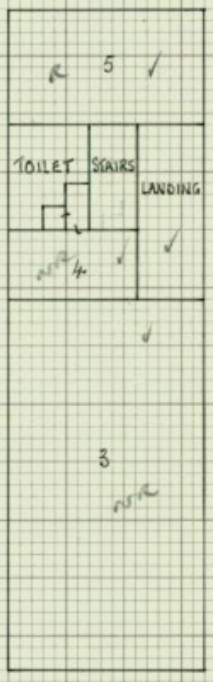
BLOCK	USE	WALLS and ROOF	F	D	H	FLOORS	TOTAL SQ. METRES	PRICE	VAL. £	Rec	Non Rec
1	CHANGING RM		6.6	3.8		1	25.0			✓	
2	"		6.6	2.5		1	16.5			✓	
3	"		4.3	5.7		1	24.5			✓	
4	"		4.3	4.4		1	18.9			✓	
5	"		4.3	4.7		1	20.2			✓	
6	CLOAKROOM		4.3	3.8		1	13.7				✓
		less	1.4	1.9							✗
7	STO (GEN^L)		1.2	1.7		1	2.0				✓
8	DRESSING ROOM		4.6	5.6		1	25.7				✓
9	DINING ROOM		4.1	17.5		1	80.2				✓
		+	1.2	7.1							
10	KITCHEN		4.3	5.1		1	46.2				✓
		+	5.4	4.5							
~~11~~	~~SNOOKER RM.~~		~~10.7~~	~~7.9~~		1	~~84.5~~			✓	
~~12~~	~~BAR~~		~~4.0~~	~~12.8~~		1	~~51.2~~				✓
~~13~~	~~LOUNGE~~		~~3.9~~	~~13.0~~		1	~~50.7~~				✓
~~14~~	~~"~~		~~7.9~~	~~4.1~~		1	~~32.4~~				✓
~~15~~	~~"~~		~~6.1~~	~~13.0~~		1	~~79.3~~				✓
16	LOUNGE / STAGE DANCING	less	16.4 4.14	27.3 1.58		1	~~447.7~~ 441.26	✗			✓
17	PHOTOGRAPHIC ROOM		6.2	6.7		1	41.5				✓
18	BAR		5.8	4.2		1	24.3				✓
19	BAR STORE		7.5	2.5		1	18.7				✓
20	"		1.7	4.2		1	7.1				✓

366A Holywood Road, Belfast.
Short Bros + Harland Sports Club.

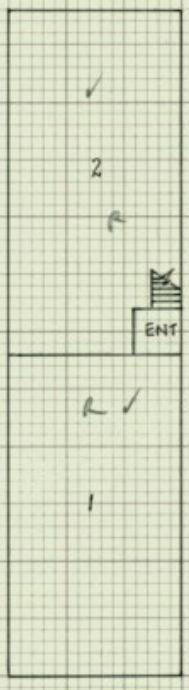
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BLOCK	USE	WALLS AND ROOF	F	D	H	FLOORS	TOTAL SQ. METRES	PRICE	VAL. £			
11	LOBBY	INT	2.8	2.1								
		less	0.3	0.35								
		less	0.67	0.35			11.39					
		plus	4.14	1.56								
		less ½	1.69	0.73								
12	LOUNGE		10.61	12.98			132.67					
		plus	0.58	2.86								
		less	2.58	2.25								
13	BAR		2.46	6.08			20.31					
		plus	1.88	2.85								
14	BEER STORE		3.73	7.2			23.52					
		less	0.83	4.01								
15	OFFICE		3.28	1.19			5.93					
		plus	1.6	1.27								
21	WCs		4.15	1.68			9.98					
		plus	2.39	1.26								
22	PASSAGE		1.2	4.28			6.18					
		plus	0.88	1.19								
23	POOL ROOM		8.88	4.28			38.0					
24	SNOOKER ROOM		8.97	7.92								
		plus	1.61	1.23			78.25					
		plus	0.52	1.91								
		plus	1.23	3.45								



FIRST FLOOR



GROUND FLOOR

SHORT BROS & HARLAND SPORTS CLUB

M366A HOLYWOOD RD.

BOWLING PAVILION

V.32

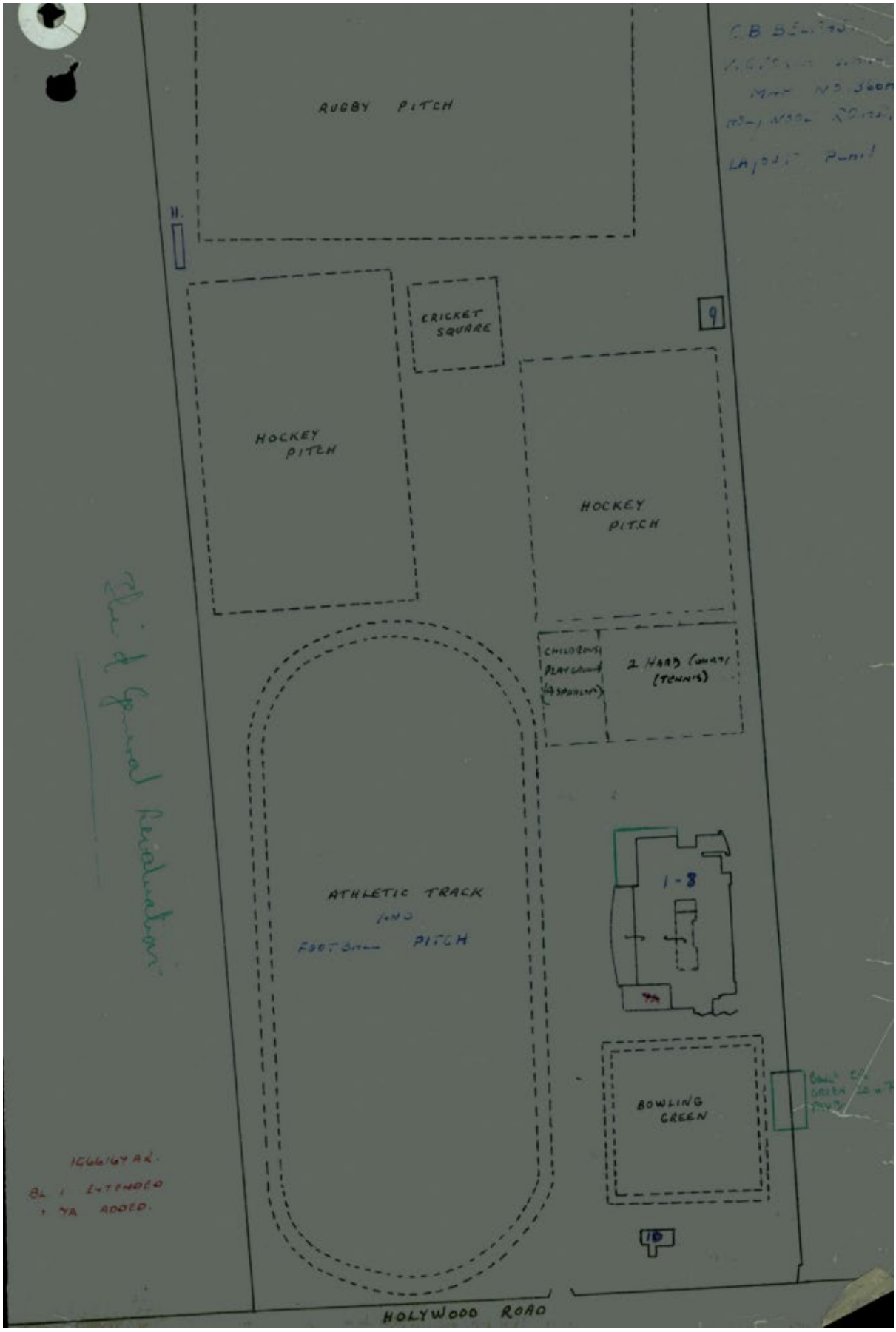
SHORT BROS & HARLAND SPORTS CLUB - M366A HOLYWOOD RD.

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BOWLING PAVILION

BLOCK	USE	WALLS and ROOF	F	D	H	FLOORS	TOTAL SQ. METRES	PRICE	VAL. £	REC	NON REC
	GROUND FLOOR										
1	EQUIP. STO		5·4	11·1		1	59·9			✓	
2	GYMNASIUM		5·4	12·1						✓	
		less ext.	2·0	1·7		1	59·9				
		" s/rs.	2·0	1·0							
	1ST. FLOOR										
3	FUNCTION RM.		7·0	13·9		1	973	9430			✓
4	KITCHEN		4·4	2·3							✓
		+	1·5	0·5		1	11·8				
		+	1·0	1·0							
5	LOCKER ROOM		7·0	3·8			26·6			✓	


RUGBY PITCH
CRICKET SQUARE
HOCKEY PITCH
HOCKEY PITCH
ATHLETIC TRACK
AND
FOOTBALL PITCH
2 HARD (GRASS) (TENNIS)
1-3
BOWLING GREEN
HOLYWOOD ROAD