



## CVHB - BEST COMMUNITY CENTRES AND VILLAGE HALLS (ADDRESS MATRICES)

Beacon Photographs	Beacon Characteristics	2023 Matrix
	<p><b>CVHB sublocation- Best Community Centres and Village Halls</b>  <i>(includes all Community/Day Centres &amp; Village Halls where Beacons 1-5 aren't appropriate; these should all be valued using address matrices as there is a greater range of valuations).</i></p> <ul style="list-style-type: none"> <li>• typically, these will be those community/day centres &amp; halls located in the best, high value areas (city centres etc), commonly of superior architectural design or modern (mainly post-2000) mixed-use community hubs.</li> <li>• may also include centrally-located properties which have undergone significant improvements/alterations since 2000 in order to be used as a community facility.</li> <li>• properties are unlikely to be single-storey like many halls and centres which fall within Beacon 1-5.</li> </ul>	<p>A1MCVHBIL1 – Inner London                      (Excluding City of London and City of Westminster)</p> <p>A1MCVHBWEST1 – City of London and City of Westminster</p> <p>A1MCVHBIOL1 – Outer London</p> <p>A1MCVHBV1 - National (Excluding London Borough)</p>





**1CVH - VERY GOOD COMMUNITY CENTRES AND VILLAGE HALLS (SIZE MATRICES)**

Beacon Photographs	Beacon Characteristics		2023 Matrix
	<p><b>Community Centres and Village Halls (Beacon 1)</b>  <i>(All Community/Day Centres and Village Halls, typically built after 2000, usually purpose-built community facilities).</i></p> <ul style="list-style-type: none"> <li>• permanent construction with good internal finish.</li> <li>• includes older properties which are of a very good standard office/retail type fit out and those located in town centre locations.</li> <li>• if it is clear that vacant and to let the property would be let as a retail, office or industrial property, then data capture on that basis would be more appropriate; do not value these properties on a community centre and village hall scheme.</li> </ul>		<p>S1M1CVHILA &amp; S1M1CVHILB – Inner London 3 different levels</p> <ol style="list-style-type: none"> <li>1) City of London (5030) &amp; City of Westminster (5990) – to be done on address matrix A1M1CVHBW EST1</li> <li>2) Camden (5210), Hammersmith &amp; Fulham (5390), Islington (5570) &amp; Kensington &amp; Chelsea (5600), Hackney (5360) &amp; Tower</li> </ol>
<p>Inner London - Camden (5210), Hammersmith &amp; Fulham (5390), Islington (5570) &amp; Kensington &amp; Chelsea (5600), Hackney (5360) &amp; Tower Hamlets (5900)</p>	<p>Outer London - Haringey (5420), Newham (5750), Lambeth (5660), Lewisham (5690), Southwark (5840), Wandsworth (5960), <b>Barking &amp; Dagenham (5060), Enfield (5300), Havering (5480), Redbridge (5780), Waltham Forest (5930), Barnet (5090), Brent (5150), Ealing (5270), Harrow (5450), Hillingdon (5510), Hounslow (5540),</b></p>	<p>Regional</p>	

		<b>Bexley (5120), Bromley (5180), Croydon (5240), Greenwich (5330), Kingston (5630), Merton (5720), Richmond (5810) and Sutton (5870)</b>		Hamlets (5900) 3) The rest  S1M1CVHIOL1 – Outer London
	0-100 = £100 100-500 = £97.50 500-1000 = £95 1000> = £92.50	0-100 = £65 100-500 = £62.50 500> = £60 1000> = £57.50	0-100 = £50 100-500 = £47.50 500-1000 = £45 1000> = £42.50	S1M1CVHUKC1 – North East  S1M1CVHUKD1 – North West  S1M1CVHUKKE1 – Yorks and Humber  S1M1CVHUKF1 – East Midlands  S1M1CVHUKG1 – West Midlands  S1M1CVHUKH1 – Eastern  S1M1CVHUKJ1 – South East  S1M1CVHUKK1 – South West  S1M1CVHUKL1 – Wales
				



--

--

--

--



--

--



--

--

**2CVH - GOOD COMMUNITY CENTRES, VILLAGE HALLS, SCOUT/CADET HUTS (SIZE MATRICES)**

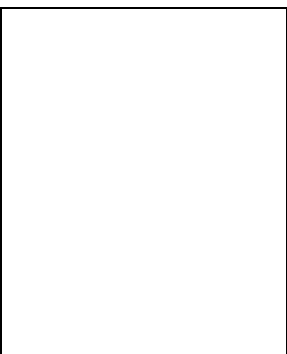
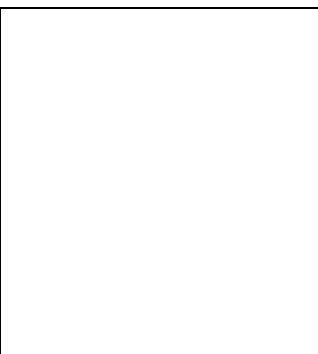
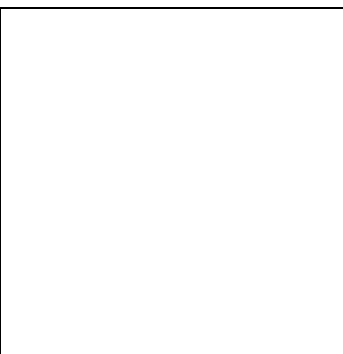
Beacon Photographs	Beacon Characteristics		2023 Matrix
	<p><b>Community Centres and Village Halls (Beacon 2)</b>  <i>(All Community/Day Centres and Village Halls, typically built in the 1980s or 1990s, purpose-built (or superior conversions)).</i></p> <ul style="list-style-type: none"> <li>• permanent construction with good internal finish.</li> <li>• pitched roof.</li> <li>• includes scout/army/air force/navy cadet huts of a much better construction quality than a typical such facility.</li> </ul> <p>Only when such facilities:</p> <ul style="list-style-type: none"> <li>• were built for a community which has now dispersed such that the location is considered remote; or</li> <li>• are accessed by a lengthy unmade track in a rural location; or</li> <li>• of a very basic internal and external finish.</li> </ul> <p>should properties of this age and quality be considered for allocation within Beacon 3.</p>		<p>S1M2CVHIIA &amp; S1M2CVHIIIB – Inner London                      Inner London 3 different levels</p> <p>1) City of London (5030) &amp; City of Westminster (5990) – to be done on address matrix A1M2CVHIIIBW EST1</p> <p>2) Camden (5210), Hammersmith &amp; Fulham (5390), Islington (5570) &amp; Kensington &amp; Chelsea (5600), Hackney (5360) &amp;</p>
<p>Inner London - Camden (5210), Hammersmith &amp; Fulham (5390), Islington (5570) &amp; Kensington &amp; Chelsea (5600), Hackney (5360) &amp; Tower Hamlets (5900)</p>	<p>Outer London - Haringey (5420), Newham (5750), Lambeth (5660), Lewisham (5690), Southwark (5840), Wandsworth (5960), <b>Barking &amp; Dagenham (5060), Enfield (5300), Havering (5480),</b></p>	<p>Regional</p>	




		<b>Redbridge (5780), Waltham Forest (5930), Barnet (5090), Brent (5150), Ealing (5270), Harrow (5450), Hillingdon (5510), Hounslow (5540), Bexley (5120), Bromley (5180), Croydon (5240), Greenwich (5330), Kingston (5630), Merton (5720), Richmond (5810) and Sutton (5870)</b>		<p>Tower Hamlets (5900) 3) The rest</p> <p>S1M2CVHIOL1 – Outer London</p> <p>S1M2CVHUKC1 – North East</p> <p>S1M2CVHUKD1 – North West</p>
				<p>0-100 = £90 100-500 = £87.50 500-1000 = £85 1000&gt; = £82.50</p>
				<p>S1M2CVHUKG1 – West Midlands</p> <p>S1M2CVHUKH1 – Eastern</p> <p>S1M2CVHUKJ1 – South East</p> <p>S1M2CVHUKK1 – South West</p>






S1M2CVHUKL1 –  
Wales



**3CVH - AVERAGE COMMUNITY CENTRES, VILLAGE HALLS, SCOUT/CADET HUTS (SIZE MATRICES)**

<b>Beacon Photographs</b>	<b>Beacon Characteristics</b>	<b>2023 Matrix</b>
	<p><b>Community Centres and Village Halls (Beacon 3)</b>  <i>(All Community/Day Centres and Village Halls, typically built between 1939 and 1980, purpose-built or structurally adapted; post 1980-built scout and cadet huts).</i></p> <p>Community/Day Centres and Village Halls will:</p> <ul style="list-style-type: none"> <li>• be of permanent construction with basic internal finish.</li> <li>• have a pitched roof.</li> </ul> <p>... and those within this beacon may include:</p> <ul style="list-style-type: none"> <li>• properties built before 1939 which have undertaken a good level of refurbishment since construction;</li> <li>• 1980s/1990s builds which are of average internal finish or where the community which it serves having dispersed since construction or those accessed via lengthy, unmade tracks;</li> <li>• 1980s/1990s builds in locations subject to regular vandalism/crime.</li> </ul> <p>This beacon will also be applicable to all pre-1980s community/day centres of permanent construction in London boroughs and are of a basic standard. However, those of non-standard or timber construction or portable or prefabricated buildings should not be within this beacon.</p> <p>Scout and Cadet Huts will be:</p> <ul style="list-style-type: none"> <li>• purpose-built;</li> <li>• of post 1980-construction (basic and typical of its use);</li> </ul>	<p>S1M3CVHIIIA &amp; S1M3CVHIIIB – Inner London                      Inner London 3 different levels</p> <ol style="list-style-type: none"> <li>1) City of London (5030) &amp; City of Westminster (5990) – to be done on address matrix A1M3CVHIBW EST1</li> <li>2) Camden (5210), Hammersmith &amp; Fulham (5390), Islington (5570) &amp; Kensington &amp; Chelsea (5600), Hackney</li> </ol>

	<ul style="list-style-type: none"> <li>of a standard single storey brick/tile as these are primarily of basic construction and internal/external finish.</li> </ul> <p>Some scout and cadets huts may be of superior construction, better than 'the norm' for this type of property; for these exceptions, Beacon 2 and 2CVH sublocation should be allocated to the property.</p> <p>This beacon does not include scout or cadet huts of inferior, non-standard prefabricated construction or portable buildings.</p>	<p>(5360) &amp; Tower Hamlets (5900)</p> <p>3) The rest</p> <p>S1M3CVHIOL1 – Outer London</p> <p>S1M3CVHUKC1 – North East</p>		
	<p>Inner London - Camden (5210), Hammersmith &amp; Fulham (5390), Islington (5570) &amp; Kensington &amp; Chelsea (5600), Hackney (5360) &amp; Tower Hamlets (5900)</p>	<p>Outer London - Haringey (5420), Newham (5750), Lambeth (5660), Lewisham (5690), Southwark (5840), Wandsworth (5960), <b>Barking &amp; Dagenham (5060), Enfield (5300), Havering (5480), Redbridge (5780), Waltham Forest (5930), Barnet (5090), Brent (5150), Ealing (5270), Harrow (5450), Hillingdon (5510), Hounslow (5540), Bexley (5120), Bromley (5180), Croydon (5240), Greenwich (5330), Kingston (5630), Merton (5720),</b></p>	<p>Regional (Eastern and South Eastern values differ to other provincial locations)</p>	<p>S1M3CVHUKD1 – North West</p> <p>S1M3CVHUKJ1 – Yorks and Humber</p> <p>S1M3CVHUKF1 – East Midlands</p> <p>S1M3CVHUKG1 – West Midlands</p> <p>S1M3CVHUKH1 – Eastern</p> <p>S1M3CVHUKJ1 – South East</p> <p>S1M3CVHUKK1 – South West</p>
				

	<p>0-100 = £80  100-500 = £77.50  500&gt; = £75</p>	<p><b>Richmond (5810) and Sutton (5870)</b></p> <p>0-100 = £45  100-500 = £42.50  500&gt; = £40</p>	<p><b>Eastern/South East</b></p> <p>0-100 = £32.50  100-500 = £30  500&gt; = £27.50</p> <p><b>Provinces</b></p> <p>0-100 = £30  100-500 = £27.50  500&gt; = £25</p>	<p>S1M3CVHUKL1 –  Wales</p>
				
				





--	--	--	--	--



--	--	--	--



4CVH - POOR COMMUNITY CENTRES, VILLAGE HALLS, SCOUT/CADET HUTS (SIZE MATRICES)

Beacon Photographs	Beacon Characteristics	2023 Matrix
 	<p><b>Community Centres and Village Halls (Beacon 4)</b>  <i>(All Community/Day Centres and Village Halls, typically built before 1939, purpose-built or converted (e.g. former schools, churches or chapels, etc.) or inferior flat-roofed more modern structures; Scout/Cadet Huts built before around 1980).</i></p> <p>Community/Day Centres and Village Halls will include:</p> <ul style="list-style-type: none"> <li>• typical older village halls of permanent construction, built before 1939 with pitched roofs and basic internal finish (where the property has undergone significant refurbishment, Beacon 3 and 3CVH sublocation may be adopted).</li> <li>• more modern pre-1980s/1990s community facilities of inferior construction quality (e.g. with flat or asbestos roofs, pre-fabricated, etc.)</li> </ul> <p>There is no need to consider a lower beacon if these types of property are in a remote location as this is common for buildings of this age.</p> <p>In London boroughs, this beacon is applicable to all <b>good quality</b> buildings, of non-standard or timber construction and modern portable or prefabricated buildings. May also include some brick/slate buildings with no particular architectural merit. Properties of more substantial permanent construction are covered under Beacons 1-3.</p> <p>Scout and Cadet Huts will be:</p> <ul style="list-style-type: none"> <li>• modern portable/prefabricated buildings; or</li> <li>• pre 1980 built of a permanent or semi-permanent construction.</li> </ul>	<p>S1M4CVHIIIA &amp; S1M4CVHIIIB – Inner London                      Inner London 3 different levels</p> <ol style="list-style-type: none"> <li>1) City of London (5030) &amp; City of Westminster (5990) – to be done on address matrix A1M4CVHBW EST1</li> <li>2) Camden (5210), Hammersmith &amp; Fulham (5390), Islington (5570) &amp; Kensington &amp; Chelsea (5600), Hackney (5360) &amp;</li> </ol>

	<p>Inner London - Camden (5210), Hammersmith &amp; Fulham (5390), Islington (5570) &amp; Kensington &amp; Chelsea (5600), Hackney (5360) &amp; Tower Hamlets (5900)</p>	<p>Outer London - Haringey (5420), Newham (5750), Lambeth (5660), Lewisham (5690), Southwark (5840), Wandsworth (5960), <b>Barking &amp; Dagenham (5060), Enfield (5300), Havering (5480), Redbridge (5780), Waltham Forest (5930), Barnet (5090), Brent (5150), Ealing (5270), Harrow (5450), Hillingdon (5510), Hounslow (5540), Bexley (5120), Bromley (5180), Croydon (5240), Greenwich (5330), Kingston (5630), Merton (5720), Richmond (5810) and Sutton (5870)</b></p>	<p>Regional (Eastern and South Eastern values differ to other provincial locations)</p>	<p>Tower Hamlets (5900) 3) The rest</p> <p>S1M4CVHIOL1 – Outer London</p> <p>S1M4CVHUKC1 – North East</p> <p>S1M4CVHUKD1 – North West</p> <p>S1M4CVHUKJ1 – Yorks and Humber</p> <p>S1M4CVHUKF1 – East Midlands</p> <p>S1M4CVHUKG1 – West Midlands</p> <p>S1M4CVHUKH1 – Eastern</p>
	<p>0-100 = £40 100-500 = £37.50 500&gt; = £35</p>	<p>0-100 = £30 100-500 = £27.50 500&gt; = £25</p>	<p><b>Eastern/South East</b> 0-100 = £27.50 100-500 = £25 500&gt; = £22.50</p> <p><b>Provinces</b> 0-100 = £25 100-500 = £22.50 500&gt; = £20</p>	<p>S1M4CVHUKJ1 – South East</p> <p>S1M4CVHUKK1 – South West</p>
				



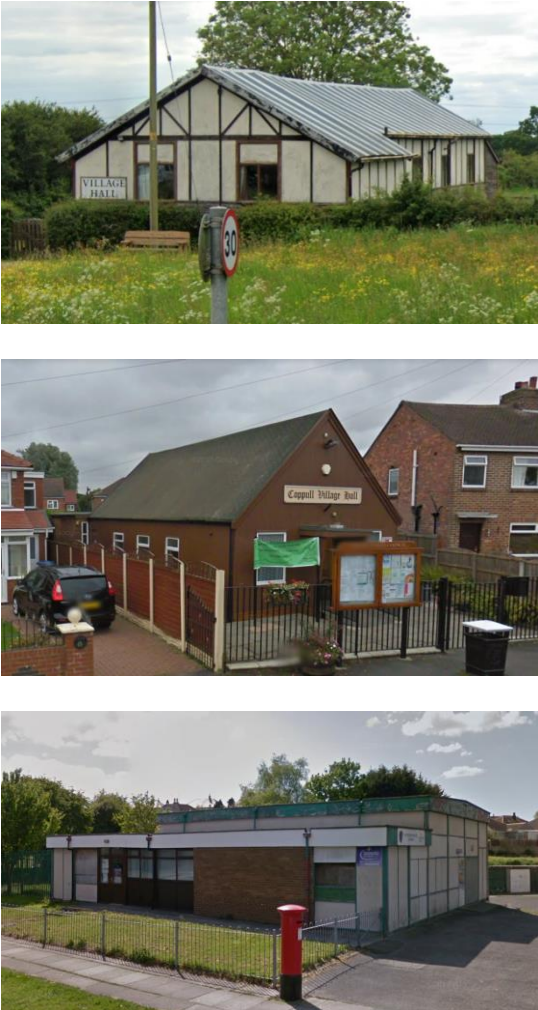
S1M4CVHUKL1 –  
Wales



--	--	--	--



**5CVH - INFERIOR/NON-STANDARD COMMUNITY CENTRES, VILLAGE HALLS, SCOUT/CADET HUTS (SIZE MATRICES)**

Beacon Photographs	Beacon Characteristics		2023 Matrix
	<p><b>Community Centres and Village Halls (Beacon 5)</b>  <i>(All Community/Day Centres, Village Halls and Scout/ Cadet Huts of inferior/non-standard construction).</i></p> <p>These will be:</p> <ul style="list-style-type: none"> <li>• older (pre 1980s) portable/prefabricated buildings; or</li> <li>• timber/concrete/asbestos huts with corrugated iron/asbestos/felt roofs; or</li> <li>• poorly-built, more permanent masonry structures.</li> </ul> <p>This beacon does not include</p> <ul style="list-style-type: none"> <li>• more recently constructed timber structures where construction methods have evolved, built to more modern standards, for 'green' or ethical reasons; or</li> <li>• huts constructed since the 1980s of a semi-permanent nature.</li> </ul> <p>In London boroughs, this beacon is applicable to <b>older</b> non-standard or timber construction and modern portable or prefabricated buildings. Properties there of more substantial permanent construction are covered under Beacons 1-3.</p>		<p>S1M5CVHIIA &amp; S1M5CVHIIIB – Inner London                      Inner London 3 different levels</p> <p>1) City of London (5030) &amp; City of Westminster (5990) – to be done on address matrix A1M5CVHBW EST1</p> <p>2) Camden (5210), Hammersmith &amp; Fulham (5390), Islington (5570) &amp; Kensington &amp; Chelsea (5600), Hackney (5360) &amp;</p>
<p>Inner London - Camden (5210), Hammersmith &amp; Fulham (5390), Islington (5570) &amp; Kensington &amp; Chelsea (5600), Hackney (5360) &amp; Tower Hamlets (5900)</p>	<p>Outer London - Haringey (5420), Newham (5750), Lambeth (5660), Lewisham (5690), Southwark (5840), Wandsworth (5960), <b>Barking &amp; Dagenham</b></p>	<p>Regional</p>	

		<b>(5060), Enfield (5300),  Havering (5480),  Redbridge (5780),  Waltham Forest (5930),  Barnet (5090), Brent  (5150), Ealing (5270),  Harrow (5450),  Hillingdon (5510),  Hounslow (5540),  Bexley (5120), Bromley  (5180), Croydon (5240),  Greenwich (5330),  Kingston (5630),  Merton (5720),  Richmond (5810) and  Sutton (5870)</b>		Tower Hamlets (5900) 3) The rest  S1M5CVHIOL1 – Outer London  S1M5CVHUKC1 – North East  S1M5CVHUKD1 – North West  S1M5CVHUKF1 – Yorks and Humber
				0-100 = £30 100-500 = £27.50 500> = £25
				

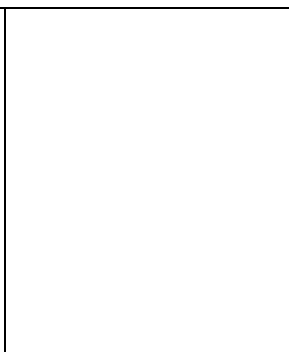
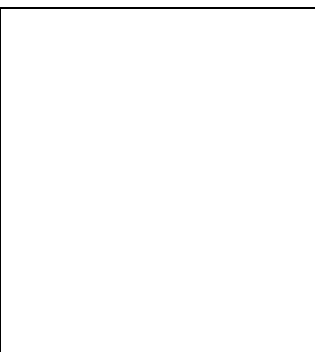
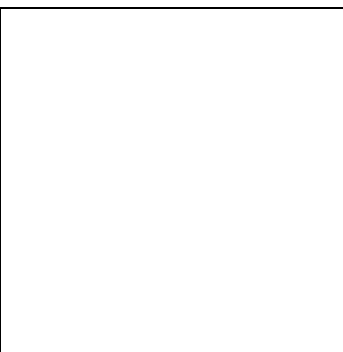


S1M5CVHUKL1 –  
Wales






--	--	--	--



**CVHF - NON GND FLR COMMUNITY CENTRES, VILLAGE HALLS, SCOUT/CADET HUTS (ADDRESS MATRICES)**

Beacon Photographs	Beacon Characteristics	2023 Matrix
	<p>All Community Centres, Village Halls in X Economic Region where the accommodation is mainly on upper and/or lower floors, with little or no area on the Ground Floor.</p> <p>Where it is considered the property forms part of a wider market it should be valued on the appropriate Bulk Class Scale using the appropriate SCAT, i.e., 1<sup>st</sup> Flr accommodation previously valued as an Office would no doubt attract the same rental value as it would have previously regardless of whether it was now used by a community group. In this example the property should be valued on the appropriate office scheme with Primary Description Code 'CO' and SCat 203G. The Description of 'Office and Premises' can be overwritten to reflect its current use 'Community Centre and Premises'.</p>	<p>A1MCVHFIL1 – Inner London</p> <p>A1MCVHFIO1 – Outer London</p> <p>A1MCVHFV1 – Provinces</p>