

Valuation Information Checklist for Academy Trusts

This checklist helps guide you through the key information needed to carry out an accurate land and buildings valuation for your academy trust's financial reporting. Please ensure the required information is collected for a smooth process.

1. General Valuation Scope

- Confirm if the valuation will be in accordance with **SORP 2019 / FRS102**.
- Confirm the required **valuation date**.
- Confirm whether the property is **freehold** or **long leasehold**.

Componentisation Requirement:

Does your accountant require **componentisation** of the building for depreciation purposes? This involves breaking the building into key components (e.g., **substructure, structure, internal fit-out**) and depreciating each separately based on its expected lifespan.

Valuation Basis Confirmation:

We will base our valuation on the **Modern Equivalent Asset (MEA)** method. This involves assessing the cost to rebuild the asset using **modern construction methods** and adjusting for **obsolescence**. Please confirm if this approach works or if any specific adjustments are required.

2. Property-Specific Information

Building Details

- Schedule showing **block names & uses** (teaching, dining, sports hall, etc.).
- Gross Internal Area (GIA)** for each block.
- Estimated construction date** of each block.
- Photos** of key buildings (if available).

Refurbishment & Condition

- Details of **major refurbishments** (e.g., roof replaced, windows upgraded, re-cladding).
- A **condition report** or a general statement on the current building condition.

Site Plan & Layout

- Site plan** showing total area, building footprint, and hardstanding areas (car parks, playgrounds).
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3. Obsolescence Considerations

Functional Obsolescence

- Does the building's **design and layout** still meet the intended purpose?
- Are there any **inefficiencies in space use**, or would the building benefit from layout and design improvements?

Economic Obsolescence

- Are **school places** being filled?
- Any **external factors** affecting demand (e.g., competition, demographic changes)?

4. Pupil Numbers Information

- Provide the **current pupil numbers** for the academy.
- Provide any **future forecast** for pupil numbers.

5. Additional Information

- Any other **documents** that could assist with the valuation (e.g., previous valuations, reports).