



## **PUBLIC BUILDINGS COMMITTEE**

### **Practice Note 3**

### **REVALUATION 2005**

## **Valuation of Local Authority Sports and Leisure Centres**

### **1.0 INTRODUCTION**

This practice note deals with the valuation of both single and multiple use subjects owned by Local Authorities and includes:

- (i) sports barns/halls
- (ii) swimming pools
- (iii) leisure centres
- (iv) multi-use centres

### **2.0 BASIS OF VALUATION**

2.1 Subjects covered by this practice note are valued on the contractor's basis. They are in Local Authority ownership and occupation although in some cases, in order to comply with public sector borrowing guidelines, they operate as trusts funded by the Local Authority.

There may be exceptional cases, e.g. where a leisure complex includes licensed facilities which are more than merely ancillary and where a Local Authority is unlikely to be the hypothetical tenant. In such cases an individual approach, taking some account of income, may be appropriate.

2.2 The valuation of these subjects comprises three elements:-

- 1. Building Cost
- 2. External Works Cost
- 3. Land Value

Building and external works costs were analysed to a £2,000,000 notional contract size. Reference should be made to Basic Principles Practice Note 2 (Contractor's Basis Valuations) and Public Buildings Practice Note 4 (Contractor's Basis Valuations External Works Costs, Allowances and Land Value) for methodology and adjustments at the valuation stage.

## 2.3 Elements of Valuation

### 2.3.1 Building Cost

This was derived from an analysis of all available evidence, having regard to the quality of construction and size of building.

All costs were adjusted to 1<sup>st</sup> April 2003.

Unit cost rates are detailed in paragraph 3.0 below.

### 2.3.2 External Works Costs

Reference should be made to Public Buildings Practice Note 4 for appropriate rates.

### 2.3.3 Land Value

This element of the valuation should be based on local evidence and the appropriate rate applied to the total site area. In the absence of any local evidence a rate of £10 to £50 per square metre may be used (outwith city centres).

Reference should be made to Public Buildings Practice Note 4.

## 3.0 UNIT COST RATES

Typical subjects are of steel portal frame construction with insulated profiled-sheeted wall and roof finishes, concrete floors and internal blockwork partitioning. Specialist floor finishes are appropriate to the particular use/uses made of the subjects.

Larger multi-use premises can be of a more prestigious nature and are more likely to have facing brick/block external finishes with tiled or wood panelled internal finishes, better heating, lighting and air conditioning and better appointed common areas which will often include cafés and bars.

Costs were analysed on the basis of total building areas and, accordingly, the recommended rates should be applied to the gross external area of buildings with all main and ancillary areas taken at 100%.

The unit cost rates in this practice note should be adjusted for:

Contract size as detailed in Appendix 3 of Basic Principles Practice Note 2.

Professional fees as detailed in Section 7.4 of Basic Principles Practice Note 2.

### 3.1 **Sports Barns/Sports Halls/Sports Centres**

#### (a) Sports Barns

This is the most basic sports centre and has generally been provided in village/estate locations as a service to the community. Subjects in this category are generally of steel portal frame construction with insulated profiled-sheeted walls and roof. The games hall normally has painted blockwork walls and a specialist finished concrete or timber floor. Eaves height is in the range 6.00 m to 8.50 m and there is minimal ancillary accommodation.

Buildings in this category should be costed at **£650/m<sup>2</sup>**.

#### (b) Sports Halls/Sports Centres

This category is similar to the above but in addition to the games hall has more in the way of ancillary accommodation. There may also be a gymnasium, fitness room, aerobics studio, etc.

Buildings in this category should be costed at **£800/m<sup>2</sup>**.

These centres may also have outdoor facilities (refer to paragraph 6.0).

### 3.2 **Swimming Pools/Leisure Centres**

Buildings in this category generally have a pool 25 m in length with ancillary accommodation including reception and changing areas and possibly a health suite and/or toddler/children's pool.

Typical pools are of steel or reinforced concrete framed construction with brick/blockwork cavity infill and insulated profiled-sheeted roof. Walls and floors in the pool and changing areas are tiled and there is a good standard of heating, lighting and ventilation.

Buildings in this category should be costed at **£1200/m<sup>2</sup>**.

Larger pools are likely to be of a more specialist nature with costs in line with leisure pools. Specialist "adjustable depth" pool floors are also likely to add to cost and should also be compared to leisure pools.

If flumes are present and the pool is not a leisure pool, an addition of **£1495 per linear metre** of the flume should be made.

### 3.3 **Leisure Pools**

Pools in this category tend to be very individual in nature and have a variety of shapes, sizes, splash pools, flumes, rapids and wave machines etc., all of which affect cost. Many are part of multi-use leisure subjects and even the stand-alone leisure pools normally have ancillary health suites.

The typical pool in this category is of steel framed construction with brick/blockwork cavity infill. Most have substantial glazed areas, an insulated profiled sheeted roof, tiled wall and ceiling finishes or equivalent around pool area, good quality heating, lighting and ventilation and possibly ancillary café and bar accommodation on a gallery type floor.

Buildings in this category should be costed at **£1600/m<sup>2</sup>**.

### 3.4 **Multi-Use Centres**

These centres tend to vary in size, range of facilities, quality of facilities and quality of finishes.

Subjects vary depending on the mix of uses and ancillary facilities, e.g. sports hall, swimming pool, café, gymnasium, etc. and some have leisure pools and/or ice facilities. They are normally over 4,500m<sup>2</sup> in size to in excess of 10,000 m<sup>2</sup>.

Buildings in this category should be costed at **£1000/m<sup>2</sup>** and for buildings including an ice pad at **£1200/m<sup>2</sup>**.

## 4.0 **AGE AND OBSOLESCENCE**

Age and obsolescence allowances should be applied in accordance with the table in Basic Principles Practice Note 2 or Public Buildings Practice Note 4.

## 5.0 **OUTDOOR FACILITIES**

Subjects covered by this practice note may also have outdoor facilities such as 5-a-side pitches, tennis courts etc and these should be valued by reference to the appropriate Committee Practice Note.

## 6.0 **DECAPITALISATION RATE**

The appropriate statutory decapitalisation rate should be applied.