



PUBLIC BUILDINGS COMMITTEE

Practice Note.16

REVALUATION 2005

VALUATION OF POLICE STATIONS

1.0 Introduction

This practice note deals with the valuation of Police Stations. These subjects will have been purpose built or adapted by significant structural works to fulfill the specific purposes of an operational police station.

2.0 Basis of Valuation

Subject covered by this practice note are valued on the contractors' basis of valuation.

Police Stations in commercial locations where there is adequate rental evidence for buildings which are similar in size and general character may, if considered appropriate, have their values derived by application of the comparative basis. Before adopting this method however the valuer should be satisfied that the police station, in its existing state, is sufficiently comparable with the let subjects, e.g. Offices, and would be likely to receive planning permission for such use. The presence of cells or other specialised accommodation may not in itself rule out use of the comparative basis but will be a factor in deciding whether this method is appropriate.

Where property is occupied by a police force primarily for office purposes or for workshops, etc, such subjects are not covered by this practice note and should be valued by reference to the appropriate note.

3.0 Basis of Measurement

All subjects covered by this practice note will be measured on a gross external area basis. Measurements of the site and surfaced areas should also be noted.

4.0 Specification

4.1 General

Police Stations fall into the following categories:-

(a) Force Headquarters

The administration centre of the force, will often include a control room, training facilities and shooting range. A Divisional headquarters or Sub Divisional station may be incorporated.

(b) Divisional Headquarters

An area headquarters in the charge of a superintendent or chief superintendent responsible for a number of sub divisions. Will often incorporate a Sub Divisional station.

(c) Sub Divisional Stations

The centre of localised operations, will be commanded by an inspector or an officer up to the rank of superintendent who will be responsible for several sections.

(d) Section Station

Accommodates a section where the command rank is Sergeant. May vary from quite a large building in urban areas to a small office often adjoining living accommodation in rural areas.

4.2 Design and Construction

A police station is essentially an office which, due to its particular function is of a specialist nature and will normally have a secure area containing cells. There will be adequate amenity, accommodation e.g. lockers, drying rooms, showers, canteen and kitchen. Larger stations may have recreational and fitness facilities, shooting ranges, vehicle maintenance workshops and garages.

Office floors are planned to locate departments according to their need for ease of access/security e.g. beat and traffic sections will be located on the ground floor with command and administration offices generally located on upper floors. The operational ground floor is generally larger than the upper floors which are normally served by a lift.

Smaller stations will be single storey, of cavity brick or timber frame construction and have concrete tile or slated roofs. Older examples will be roughcast with more recent stations having dry render or facing brick finish.

Larger stations will be steel or concrete framed, on two or more floors, with brick or concrete panelled walls. Modern stations will be of attractive appearance with facing brick or other decorative finish and perhaps feature glazing bands to upper floors. Ground floor operational areas however will have limited window areas which will be security glazed. Roofs will be tiled or of profiled metal sheet. Floors will be concrete.

Cell areas will be of dense blockwork with reinforced concrete floor and roof slabs. Internal walls will be brick or block in secure areas but may be lighter stud partitioning in offices. Internal finishes and fittings will be durable and functional to withstand 24 hour operational service requirements.

Divisional and Force HQ buildings may have higher quality external and internal finishes.

Heating will be provided by a central boiler. Cell areas and enclosed secure rooms generally have combined mechanical ventilation and heating. Emergency lighting may be provided by batteries in smaller stations. Larger stations will have generators rated to full operational power requirements.

Security is paramount. The main entrance allows controlled public access but there will be a separate entrance for police use giving access to the cell area. Controlled doors, CCTV and alarm systems will be in use. The structure may be designed to resist the effects of explosive devices but careful planning and attention to detail will have incorporated security features without producing a "Fortress" appearance.

There will be an adequate surfaced yard for operational and impounded vehicles and perhaps limited staff parking. The yard will be enclosed by a security fence or wall and controlled gates and there may be a further lockfast area at the cell block for the secure transfer of prisoners to/from vehicles. The main parking area for staff/visitors will normally be provided outwith the secure yard area. External lighting will be provided. Some landscaped areas will normally be present but limited so as not to obscure sight lines. Excess undeveloped site will be laid out in grass.

Larger police stations may also have petrol pumps and vehicle washing equipment.

5.0 Costs

- 5.1** Reference should be made to Basic Principles Committee Practice Note 2 - Contractor's Basis Valuations and to Public Buildings Committee Practice Note . 4 – External Works Costs, Allowances and Land Values for methodology and adjustments at the valuation stage
- 5.2** Building and external works costs have been adjusted to tone date and analysed to a £2m contract size. Recommended rates reflect the Scottish mean level and no further adjustment for location is required. Adjustment for contract size should be made.
- 5.3** Recommended rates exclude professional fees and an appropriate addition in accordance with Basic Principles Committee Practice Note No. 2 should be made.
- 5.4** Site value will require to be added by reference to evidence of local land values.

6.0 Rates to be Adopted

6.1 Buildings

The following rates per square metre should be applied to the gross external area of police station buildings including plant rooms, shooting ranges, garages and workshops.

Where garages are extensive in area (more than 10% of total area) and of very basic construction, the rate per square metre may be reduced by up to 50% of the appropriate building rate.

Basic open fronted car port shelters and canopies should be valued at 25% of the appropriate building rate.

(a) **Force/Divisional Headquarters** £1,100

Typically 3,000m² plus for Force HQ.
Divisional HQ may be substantially smaller.

(b) **Sub Divisional Stations** £1,000

Typically 800 – 2000m²
but large variation above and below this range.

(c) **Section Stations** £875

Typically 200 – 500m².

(d) **Rural Section Station or Post** £575

Typically less than 100m²

6.2 External Works

It is recommended that external works are fully measured and costed in accordance with Public Buildings Committee Practice Note 4.

Where there is insufficient survey detail available, the following additions may be made to the recommended building rates to reflect external works.

(a) **Force/Divisional Headquarters** 10%

(b) **Sub Divisional Stations** 12¹/₂%

(c) **Section Stations** 15%

(d) **Rural Section Station or Post** 10%

Operational yard/surfaced, area is on average 1.3 times total building area but may be less in very restricted town or city sites and correspondingly larger in edge of town locations. The above additions at (a)-(c) reflect the average provision (1.3 times). Adjustment above or below these percentages will be appropriate to reflect individual circumstances.

The addition of 10% at (d) already assumes that surfaced area will be limited in extent. This type of station or post frequently will have no parking provision other than shared facilities with the police house. In these circumstances further allowance will be appropriate.

7.0 Allowances

7.1 Age and obsolescence allowances should be applied, where appropriate, in accordance with the recommendations in Basic Principles Practice Note 2.

The allowance table recommends maximum allowances to reflect age related, physical obsolescence. In the case of modernised or refurbished buildings, the use of a notional age may be considered to provide flexibility in determining an appropriate level of value.

7.2 Storey allowances

In the case of multi-storey buildings, the following allowances should be made to the value of the whole of the individual building.

3 storeys	-5%
4 storeys	-10%
5 storeys	-15%

Police Stations commonly have a greater proportion of total area on the ground floor and consideration should be given to the extent of area and accommodation on each floor before the maximum allowance is made.

Where a Police Station has three or more main floors without lift facilities a further allowance of up to a maximum of 10% may be given to reflect functional obsolescence. Similarly the extent of area and accommodation of each floor should be considered before the maximum allowance is given.

8.0 Plant and Machinery

Buildings rates are deemed to include appropriate services plant and machinery provision, including power back up, lifts and security systems.

External Works additions include for lighting and security fencing.

Radio masts, underground fuel tanks and other items of plant which are rateable in terms of the Valuation for Rating (Plant and Machinery) (Scotland) Regulations 2000, should be valued in accordance with cost guide recommendations.

9.0 Site Value

The site value should be based on local evidence. In the absence of local evidence a rate of £10/m² to £50/m² may be used for sites outwith city or commercial centres. Public Buildings Committee Practice Note 4 provides further guidance.

10.0 Decapitalisation Rate

The appropriate decapitalisation percentage should be applied.