



## **PUBLIC BUILDINGS COMMITTEE**

### **Practice Note 15**

### **REVALUATION 2005**

## **Valuation of Public Conveniences**

### **1.0 INTRODUCTION**

This practice note deals with the valuation of public conveniences provided for use by the general public and operated and maintained mainly by Local Authorities.

### **2.0 BASIS OF VALUATION**

Subjects covered by this practice note are valued on the contractor's basis.

Reference should be made to Basic Principles Practice Note 2 (*Contractor's Basis Valuations*) and to Public Buildings Practice Note 4 (*Contractor's Basis Valuations External Works Costs, Allowances and Land Value*) for methodology and adjustments.

### **3.0 CONVENTIONAL PUBLIC CONVENIENCES**

Conventional public conveniences have been categorised into the following groups:

#### **3.1 Superior**

With the following characteristics:

- External walls of superior facing brick or stone
- Tiled, slated or flat concrete roof
- Full tiling
- Concrete floor with terrazzo or tile
- Hot and cold water
- High density electric lighting
- Concealed plumbing etc
- Heating
- Generally finished to a high standard possibly incorporating an attendant's room

### 3.2 **Average**

Most common type of modern/semi-modern public convenience found in both urban and rural situations; generally of good quality but not finished to the same high standard as the superior category.

- External walls of brickwork or blockwork, with or without rendering
- Tiled, slated or flat concrete roof
- Internal walls generally painted plaster, possibly with some tiling
- Concrete tiled floor
- Hot and cold water
- Good electric lighting
- Some heating may be present

### 3.3 **Basic**

Most common type of older public convenience found in both urban and rural situations.

- External walls of rendered blockwork
- Flat roof (generally)
- Concrete floor
- Cold water
- Inferior electric lighting

### 3.4 **Portaloos**

Industrialised buildings normally constructed of glass reinforced plastic for use on building sites or opencast sites or as temporary accommodation in urban locations; drainage to septic tank or mains connection.

## 4.0 **VALUATION OF CONVENTIONAL PUBLIC CONVENIENCES**

- 4.1 The rates shown below are applied to gross external areas and are for buildings only. No interpolation of the rates should be made.

<b>CATEGORY</b>	<b>AREA M<sup>2</sup></b>	<b>COST PER M<sup>2</sup> (£)</b>
<b>1. Superior</b>	<b>0 - 59</b>	<b>£1,750</b>
	<b>60 - 99</b>	<b>£1,625</b>
	<b>100 and over</b>	<b>£1,475</b>
<b>2. Average</b>	<b>0 - 59</b>	<b>£1,625</b>
	<b>60 - 99</b>	<b>£1,475</b>
	<b>100 and over</b>	<b>£1,350</b>
<b>3. Basic</b>	<b>0 - 59</b>	<b>£1,325</b>
	<b>60 - 99</b>	<b>£1,225</b>
	<b>100 and over</b>	<b>£1,100</b>
<b>4. Portaloo (Mains)</b>	<b>15</b>	<b>£1,000</b>
	<b>22</b>	<b>£800</b>

- 4.2 Where there is insufficient detail to accurately cost external works in accordance with Public Buildings Committee Practice Note 4, an addition of 10% should be made where connected to mains drainage and 15% where connected to a septic tank or cesspit.
- 4.3 The rates at 4.1 incorporate adjustment for contract size. Accordingly, no further adjustment is required for this item.
- 4.4 An addition for professional fees should be made to all costs including external works in accordance with Section 7 of Basic Principles Practice Note 2.
- 4.5 Age, condition and obsolescence allowances should be applied in accordance with the table shown in Basic Principles Committee Practice Note 2 and Public Buildings Committee Practice Note 4.

## **5.0 LAND**

- 5.1 Land value should be added at the appropriate rate based on local evidence. In the absence of local evidence, an addition of 5% should be made to the adjusted replacement cost.

## **6.0 DECAPITALISATION RATE**

- 6.1 The appropriate statutory decapitalisation rate should be used.

## **7.0 AUTOMATIC PUBLIC CONVENIENCES**

Also known as “Superloos”; single person toilet; factory made for location in any situation.

### 7.1 **Standard Unit**

Construction is of vertically ribbed pre-cast concrete with a flat sandwich roof; tilting concrete floor; internal walls and ceiling of graffiti-proof lacquer finish; electric lighting, hot and cold water, telephone, piped music; heating.

The rateable elements of these subjects are valued by applying the appropriate decapitalisation rate to an Estimated Replacement Cost of **£29,600**.

This figure includes external works and land value.

### 7.2 **6m<sup>2</sup> Unit**

Similar construction to 7.1 above but larger to accommodate wheelchairs; baby changing area with nappy disposal unit; automatically cleansed and warm air-dried.

The rateable elements of these subjects are valued by applying the appropriate decapitalisation rate to an Estimated Replacement Cost of **£71,100**.

This figure includes external works and land value.

### **N.B.**

**No obsolescence allowance should be made in the valuation of automatic public conveniences.**