



Revaluation 2010

Public Buildings Committee

Practice Note 24 Valuation of Churches and Other Places of Worship

1.0 Introduction

1.1 This practice note deals with the valuation of churches and other places of worship.

2.0 Basis of Valuation

2.1 Subjects covered by this practice note are valued on the Contractor's Basis.

3.0 Survey and Measurement

3.1 Building areas should be calculated on a gross external basis for each main floor. Attic floor accommodation should be calculated on a gross internal basis excluding any area under 1.5 metres in height.

3.2 The total site area and areas and details of car parks, roadways, landscaping etc should also be determined together with details of boundary walls, fences etc.

4.0 Buildings and External Works Costs

4.1 The available cost evidence was analysed in terms of SAA Basic Principles Committee Practice Note 2 (Contractor's Basis Valuations).

5.0 Valuation

5.1 Buildings should be valued in accordance with SAA Basic Principles Practice Note 2 (Contractor's Basis Valuations). Recommended unit cost rates based on the above mentioned cost analysis are noted below. The recommended rates exclude professional fees and external works.

5.2 External works should be valued in accordance with SAA Public Buildings Committee Practice Note 4 Contractor's Basis Valuations, Adjustment of Areas, External Works' Costs, Allowances and Land Value).

5.3 Adjustments in respect of contract size and additions for professional fees should be made in accordance with the recommendations contained in SAA Basic Principles Committee Practice Note 2 (Contractor's Basis Valuations).

5.4 Age, obsolescence and other allowances should be made in accordance with SAA Public Buildings Committee Practice Note 4 Contractor's Basis Valuations, Adjustment of Areas, External Works' Costs, Allowances and

Land Value).

- 5.5 Land value should be determined by reference to local evidence or where necessary SAA Public Buildings Committee Practice Note 4 Contractor's Basis Valuations, Adjustment of Areas, External Works' Costs, Allowances and Land Value).

The Estimated Replacement Cost and the Adjusted Replacement Cost are derived as indicated in Sections 6 and 7 below.

6.0 Estimated Replacement Cost

6.1 Unit Cost Rates (Buildings)

Purpose built traditional stone or modern place of worship with special architectural features or finishes.

Unit Cost Rate - **£1,700 per m²**

Purpose built non-traditional place of worship of good quality, generally of brick construction and good internal finish.

Unit Cost Rate - **£1,300 per m²**

For a non-traditional place of worship of lower quality or finish, prefabricated/utilitarian subjects, reference should be made to SAA Public Buildings Practice Note 17 (Valuation of Halls, etc.) for assistance with unit cost rates.

6.2 Adjustment of Gross Areas

Where a subject has thicker than normal walls the areas should be adjusted on a floor by floor basis in accordance with SAA Public Buildings Practice Note 4 (Contractor's Basis Valuations, Adjustment of Areas, External Works' Costs, Allowances and Land Value) to adjust the floor area to the modern equivalent

6.3 Unit Cost Rates (External Works)

Reference should be made to SAA Public Buildings Practice Note 4 (Contractor's Basis Valuations, Adjustment of Areas, External Works' Costs, Allowances and Land Value) for relevant Unit Cost Rates.

7.0 Adjusted Replacement Cost

7.1 Physical Obsolescence

Age and obsolescence allowances should be applied to the estimated replacement cost derived above in accordance with the table in Public Buildings Committee Practice Note 4 (Contractor's Basis Valuations, Adjustment of Areas, External Works' Costs, Allowances and Land Value).

7.2 Buildings without Lifts

The affected parts of buildings without lifts should be granted an additional allowance to reflect functional obsolescence as indicated in the table below.

Functional Obsolescence

Disabilities which restrict general use on some subsidiary floors, or parts thereof, may require allowances to be applied to the parts affected, e.g. -

Lower Ground/Basement	Poor quality finish and/or inferior light	5%-to-30%
	Poor cellar quality, etc.	at discretion
Attic Floors	Medium coving/camp ceiling (to 1.5m)	-25%
	Heavy coving/camp ceiling (1 m or less)	-50%
	Poor finish/coving/camp ceiling (to 1.5m)	to -60%
	Poor finish/coving/camp ceiling (1 m or less)	to -75%
Galleries/Balconies	-Mediocre access and/or sight lines	-10% to -20%
	-Poor access and/or sight lines	-20% to -35%
	-Very poor and largely disused	-50%
Multi storey parts with no lift	- 2 Storey	5%
<u>allowance only to multi-storey part affected</u>	- 3 Storey	10%

Disabilities which affect the whole property may require allowances to be applied overall.

Subjects are assumed to have basic services and if facilities such as toilets, heating, water or power are not available, allowances should be restricted to a maximum of -10% in total.

The above allowances should not be aggregated but applied in sequence to arrive at adjusted replacement cost.

8.0 Land

8.1 Land value should be determined by reference to local evidence or where necessary Public Buildings Committee Practice Note 4 (Contractor's Basis Valuations, Adjustment of Areas, External Works' Costs, Allowances and Land Value).

N.B. Any burial ground which is at full capacity and situated within the curtilage of a place of worship should be excluded from value.

9.0 Decapitalisation

9.1 The appropriate statutory decapitalisation rate should be applied.

10.0 End Allowances

10.1 Redundancy

Consideration may be given to the matter of superfluity or over-provision in regard to places of worship. It is possible to find sharp contrasts between the capacity of buildings and the membership and/or attendance of the organisation. Unless there are exceptional circumstances, an end

allowance of 30% should be granted to reflect this generality.

10.2 Attendance

Prior to applying an allowance for redundancy, consideration should be given to the location of the subject with the attendance of all the religious establishments in that locality averaged to determine a notional average attendance for that locality. Once the notional average attendance factor has been determined the following allowances can be applied.

Average Attendance	Allowance
Over 60%	None
60% to 40 %	-15%
Less than 25%	-50%

(Based on recent average attendance figures). Interpolate between points.

10.3 Care should be taken where attendance figures are inflated due to members attending more than one weekly service.

10.4 Where a place of worship is linked to another and is not in regular (daily or weekly) use, an allowance of up to -10% may be added to the other relevant allowances. This should be applied **only** where it is deemed to be suitable in the appropriate circumstances and subject to a maximum resultant allowance of -50%.

11.0 Community Hall / Place of Worship

11.1 If a hall serves as a place of worship or *vice versa* the whole subject should be valued as a hall (see Public Buildings Committee Practice Note 17(Valuation of Halls etc.)) with adjustments to take account of any special features. However, if the overall appearance, layout and quality is that of a place of worship it should be valued as such.

12.0 Other Facilities

12.1 There has been a growing trend in recent years for areas within places of worship to be adapted for other uses, such as bookshops, crèches, nurseries, restaurants etc. Cognisance should be taken of the extent of the alterations and adaptations together with any relevant letting arrangements and how these may impinge on the overall character and category of the subjects.