



## Revaluation 2010

### Public Buildings Committee

#### Practice Note 17 Valuation of Halls etc.

## 1.0 Introduction

### 1.1 Subjects Dealt With

This Practice Note includes recommendations for the valuation of the following types of properties together with any other subjects of comparable character and use (where there is no bar or table licence or where commercial usage is not the reason for provision).

- (a) Hall (meeting, civic, concert, exhibition);
- (b) Community hall;
- (c) Masonic hall;
- (d) Community centre (for meetings, recreation, exhibitions);
- (e) Institute;
- (f) Meeting room(s);
- (g) Clubroom(s);
- (h) Library;
- (i) Reading room(s).
- (j) Church Halls.

***This Practice Note is not intended to be used for the valuation of large concert, conference or exhibition halls, or any other building of a similar nature.***

## 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 Building 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). The unit cost rates derived reflect a Scottish Mean location factor, a £3 million contract size and a date of 1 April 2008.

## 5.0 Valuation

- 5.1 Buildings should be valued in accordance with SAA Basic Principles Committee 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).
- 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).
- 5.5 Land value should be determined by reference to local evidence and where necessary SAA Public Buildings Committee Practice Note 4 (Contractor's Basis Valuations, Adjustment of Areas, External Works' Costs, Allowances and Land).
- 5.6 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 Rate (Buildings)

The following unit cost rates per square metre should be applied to adjusted gross external areas in accordance with the different categories described:

***Lift provision is not included in the recommended rates and the cost of lifts should be added separately.***

#### 6.1.1 Category 1

**Unit Cost Rate - £1,700**

Spacious well-appointed halls etc constructed to prestige standards of stone, facing brick or similar. Plastered and/or timber panelled walls and ceilings. Timber floors and polished hardwood or expensive tiling. Very good lighting and heating systems. Good, spacious, cloakroom/toilet accommodation with superior fittings. Probably good kitchen facilities, ante rooms, stage and other ancillaries. Generous accesses, circulation and

other ancillary space. Finish throughout of a high standard. Modern examples may include community or recreation facilities, exhibition centres and civic suites with at least one large hall, other lesser halls, committee rooms and offices. Many modern libraries will fall into this category. Older examples may incorporate concert halls, large function rooms with much decorative stone and plasterwork. Costs do vary but the rate quoted above is for the norm in this category. The rate may be increased where the subject is very much better but care must be exercised at the valuation stage, as this extra cost could be unremunerative.

#### 6.1.2 **Category 1 / 2**

**Unit Cost Rate - £1,300**

This category has a combination of the features found in the Category 1 and Category 2 halls and may be:-

- a) similar in design and accommodation to Category 1 but have the more functional/utilitarian finish of category 2 or,
- b) have the much more basic design and accommodation of category 2 hall but with the more prestigious and expensive finish of category 1.

The Main Hall in this category should have a ceiling height high enough to allow sporting activities such as badminton to take place. Modern examples include large but plain local community centres etc with exposed internal block/brick work, exposed roof members and the like. Older examples include large but plain "town halls" or even the most capacious church halls. Smaller scale but well finished local community centres, eg with a main hall of modest size and most ancillaries would also fit this (cost) category. It includes the best meeting and clubrooms.

#### 6.1.3 **Category 2**

**Unit Cost Rate - £1,000**

This typically includes standard modest scale local halls and similar of traditional construction i.e , stone, facing brick or brick roughcast walls, plastered walls and ceilings internally, ordinary timber or concrete floors; satisfactory heating and lighting systems. Good plain toilet accommodation generally limited but sufficient kitchen facilities, with at best limited stage and anteroom facilities. The halls will have a good but plain standard of finish. Modern examples tend to be narrow with little more than domestic ceiling heights. Meeting rooms and clubrooms have only domestic ceiling heights but have extra partitions breaking up the accommodation into compartments. Older meeting etc rooms may take the form of adapted soundly constructed late nineteenth century houses. The most recent examples tend to incorporate a timber framed structure.

#### 6.1.4 **Category 3**

**Unit Cost Rate - £ 600**

This category comprises superior timber or other industrialised non-traditional buildings such as Medway, Terrapin or Banbury buildings, with a similar standard of accommodation, facilities etc to Category 2. This category may also be applied to minor halls, meeting and clubrooms of rather rudimentary traditional construction, eg mid-nineteenth century artisans' dwellings and industrial cottages with limited adaptation, which are of an overall quality between Categories 2 and 4.

**6.1.5 Category 4** **Unit Cost Rate - £ 350**  
 This is normally of inferior construction with brick walls, possibly roughcast, timber and felt/corrugated asbestos roof or similar roof construction. Buildings may have unlined ceilings, timber or concrete floors, roughly lined or fairfaced walls. Heating is poor, with inferior toilet accommodation, limited if any kitchen facilities and a modest standard of finish all round. Older examples may include ex War Department billets, HORSAs and similar brick huts. These subjects are more in the nature of stores or workshops than hall or clubroom accommodation.

**6.1.6 Category 5** **Unit Cost Rate - £ 200**  
 Inferior industrialised buildings in the nature of contractors' huts or offices: inferior (generally second-hand re-erected) huts: old Nissen huts and prefabricated houses. Also poorest billets and simple houses unfit for human habitation, probably unlined internally with no heating and very limited toilet accommodation. **THIS CATEGORY IS RARELY FOUND.**

**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 Committee Practice Note No. 4 (Contractor's Basis Valuations, Adjustment of Areas, External Works' Costs, Allowances and Land) to adjust the floor area to the modern equivalent.

**6.3 Unit Cost Rates (External Works)**  
 These 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).

**7.0 Adjusted Replacement Cost**

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

**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.

**7.3 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	Poor quality finish / inferior light	5% to30%
	Poor cellar quality etc	at discretion
Attic Floors	Medium camp-ceiling (to 1.5m)	25%
	Heavy camp-ceiling (1m or less)	50%
	Poor finish/ camp-ceiling (to 1.5m)	to 60%

	Poor finish/ camp-ceiling (to 1.5m)	to 60%
	Poor finish/camp-ceiling(1m 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 / no lift <u>allowance only to multi storey part affected</u>	2 Storey	5%
	3 Storey	10%

#### 7.4 Other Allowances

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

No Toilets	10%
No Heating	10%
Principal Floor at First to Third Floor Level	10% to 30%

***The above allowances should not be aggregated but applied in sequence to provide the Adjusted Replacement Cost of a particular item.***

#### 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).

#### 9.0 Decapitalisation Rates

9.1 All subjects referred to in this Practice Note should be valued at the appropriate statutory decapitalisation rate.

#### 10.0 End Allowance

10.1 To deal with redundancy the table of allowances below should be appropriate to cover the generality of halls etc (with the exception of libraries/reading rooms where it is recommended that no allowance is granted) having regard to expected circumstances in any given situation. Circumstances may be encountered where, to an abnormal degree, there are too many halls or otherwise too much hall accommodation (including church and school halls) to serve the needs of the local community. If there is information on record to the effect that hall accommodation is severely underused and actual or notional revenue is low for clear and explicable reasons then the relevant maximum allowance may be increased by up to twenty percentage points (20%) depending on the severity of the circumstances.

## 10.2 Allowance

<b>Location</b>	<b>Deduction</b>
<b><u>Cities/Large Towns</u></b>	
Centre	Nil to 10%
Suburban	Nil to 10%
Old/Depopulated Districts	Nil to 20%
<b><u>Other Settlements</u></b>	
Town over 10,000 population	Nil to 15%
Towns 6,000 – 10,000	Nil to 20%
Towns 3,000 – 6,000	Nil to 25%
Towns/Villages 1,000 – 3,000	Nil to 30%
Villages under 1,000	Nil to 40%
Rural (including Hamlets)	Nil to 50%

Investigation should be made into the use of the hall etc concerned before any allowance is given.