

Revaluation 2010

Public Buildings Committee

Practice Note 15 Valuation of Public Conveniences

1.0 Introduction

- 1.1 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

- 2.1 Subjects covered by this Practice Note will be valued on the Contractor's Basis.
- 2.2 Reference should be made to SAA Basic Principles Committee Practice Note 2 (Contractor's Basis Valuations) and to SAA Public Buildings Committee Practice Note 4 (Contractor's Basis Valuations Adjustment of Areas, External Works Costs, Allowances and Land) for methodology and adjustments.

3.0 Survey and Measurement

- 3.1 Buildings should be measured and areas calculated on a gross external basis.
- 3.2 Where a subject is of older construction e.g. stone, and has thicker than normal walls the area should be adjusted on a floor by floor basis in accordance with SAA Public Buildings Committee Practice Note 4 (Contractor's Basis Valuations, Adjustment of Areas, External Works' Costs, Allowances and Land) to adjust the floor area to the modern equivalent.

4.0 Conventional Public Conveniences

- 4.1 Conventional Public Conveniences have been categorised into the following groups :
- 4.2 Superior

With the following characteristics:

- External walls of superior facing brick or stone
- Tiled, slated or flat concrete roof
- Internal walls fully tiled
- 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, baby-changing facilities etc.

4.3 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

4.4 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
- Painted fair-faced walls
- Cold water
- Inferior electric lighting

4.5 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.

5.0 Valuation of Conventional Public Conveniences

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

5.2	Category	Area (m ²)	Unit Cost Rate
	1. Superior	0 - 59	£2,425
		60 - 99	£2,250
		100 and over	£2,050
	2. Average	0 - 59	£2,250
		60 - 99	£2,050
		100 and over	£1,875
	3. Basic	0 - 59	£1,825
		60 - 99	£1,700
		100 and over	£1,525
4. Portaloos (Mains)	15	£1,400	
	22	£1,100	

5.3 External works should be costed by reference to SAA Public Buildings Committee Practice Note 4 (Contractor's Basis Valuations Adjustment of Areas, External Works Costs, Allowances and Land).

5.4 The rates at 5.2 incorporate adjustment for contract size. Accordingly, no adjustment is required for this item.

5.5 An addition for professional fees should be made to all costs including external works in accordance with Section 7 of SAA Basic Principles Committee Practice Note 2 (Contractor's Basis Valuations).

5.6 Age and obsolescence allowances should be applied in accordance with the tables in SAA Public Buildings Committee Practice Note 4 (Contractor's Basis Valuations Adjustment of Areas, External Works' Costs, Allowances and Land).

6.0 Automatic Public Conveniences

6.1 Type 1

First generation automatic public conveniences, possibly dating back to the 1980s and showing signs of wear to internal finishes. Construction is of vertically ribbed pre-cast concrete with a flat roof. Tilting concrete floor. Internal wall and ceiling finish of graffiti-proof lacquer. Electric lighting. Heated. Hot and cold water.

The rateable elements of this type are valued by applying the appropriate statutory decapitalisation rate to an Adjusted Replacement Cost of £24,625.

This figure includes fees and reflects site/service connections and obsolescence.

6.2 Type 2

Generally larger (approx 6m² to 9.5m²) than Type 1 to accommodate wheelchair access. Vandal-resistant. Hot and cold water. Integral wash basin and hand drier. Baby changing unit. Presence detection. Automatic high-pressure washing of floor area. Automatic high-pressure washing, disinfecting and air drying of bowl unit.

The rateable elements of these subjects are valued by applying the appropriate statutory decapitalisation rate to an Adjusted Replacement Cost of £58,690.

This figure includes fees and reflects site/service connections. An allowance for obsolescence is not appropriate for this type.

6.3 Type 3

Marketed as a "Retro Column" with advertising display. Overall height 4m. Diameter 1.44m. Internal specification similar to Type 1. Resembles an outside pillar box.

The rateable elements of this type are valued by applying the appropriate statutory decapitalisation rate to an Adjusted Replacement Cost of £24,625.

This figure includes fees and reflects site/service connections and obsolescence.

7.0 Land

7.1 Land value should be added at the appropriate rate based on local evidence.

8.0 Decapitalisation Rate

8.1 The appropriate statutory decapitalisation rate should be used.