



Revaluation 2010

Miscellaneous Properties Committee

Practice Note 9 Valuation of Sports Grounds

1.0 Introduction

- 1.1 This Practice Note applies to the valuation of general sports and recreation grounds. While grass and synthetic surfaces are included in this Practice Note it is not intended to cover specialised surfaces such as bowling greens, cricket squares or tennis courts. Where a sports ground has a secure arena and extensive seating or terracing, the valuation should be arrived at in accordance with the recommendations of the SAA Miscellaneous Properties Committee Practice Note 19, (Valuation of Non-League Football Grounds, etc).

2.0 Basis of Valuation

- 2.1 The ground, clubhouse, car parking and ancillary buildings should be valued on the basis of the Comparative Principle of valuation. Where appropriate, site improvements to enable the property to be used for its particular sport should be valued using the Contractor's Basis of valuation.

3.0 Valuation Considerations

3.1 Site Value

- 3.1.1 If no local rental evidence is available, a rate of £500 to £750 per hectare to Net Annual Value, dependent on location should be applied for a ground of 0.5 ha to 2 ha. These rates reflect the provision of basic drainage and a level grass playing surface of average quality

3.2 Site Improvements and Ancillaries

- 3.2.1 Where actual costs are available, additions for site improvements and ancillaries should be made by the application of the Contractor's Basis of valuation in accordance with the recommendations of the SAA Basic Principles Committee Practice Note 2 (Contractor's Basis Valuations).

If actual costs are unavailable the costs detailed in the appendix to this Practice Note should be adopted in arriving at the estimated replacement cost of improvements and ancillary items. These costs are derived from The National Playing Fields Association Cost Guide, (2003 Version) updated to 2008 levels and need no adjustment for contract size, professional fees or location.

3.3 Age and obsolescence

- 3.3.1 The Estimated Replacement Cost of site improvements and ancillary items should be adjusted to reflect age related obsolescence and general condition in accordance with the recommendations of the SAA Public Buildings Committee Practice Note 4 (Valuation of Contractor's Basis Subjects Areas Adjustment, External Works' Costs, Allowances and Land). A notional date should be adopted where appropriate.

3.4 Decapitalisation Rate

- 3.4.1 The appropriate statutory decapitalisation rate should be applied to the Adjusted Replacement Cost of site improvements and ancillaries valued on the Contractor's Basis.

3.5 End Allowances to Site Improvements and Ancillaries

- 3.5.1 In some instances, the application of the Contractor's Basis of valuation to site improvements and ancillary items many produce results which are high in relation to the other elements of the valuation. Where this occurs further adjustment may be required at the "stand back and look" stage of the valuation and an allowance of up to 50% may be applied to those elements valued on the Contractor's Basis.

3.6 Clubhouses and Pavilions

- 3.6.1 Where there is a clubhouse or pavilion present, this should be valued in accordance with the SAA Miscellaneous Properties Committee Practice Note No 5 (Valuation of Sports Clubhouses and Pavilions).

3.7 Ancillary Items

- 3.7.1 The valuation of grandstands, terracing, groundsman's huts, stores and other ancillary items should be derived from local evidence, having regard to location and, where appropriate, extent of use.

3.8 Car Parking

- 3.8.1 Car parking should be added at an appropriate rate in accordance with local rental evidence. It is recommended that any addition for car parking should not exceed 10% of the value of the subjects.

4.0 End Allowances

- 4.1 It is accepted that in some cases, by virtue of poor location, historic over provision, or otherwise, there may be circumstances in which the membership or extent of use of the club is so low that it would affect the rental offer made by the club.

While each case should be judged on its own merits, an allowance of up to 50% may be applied to reflect such factors.

The allowance should be applied to the total value of the subjects, including

the clubhouse, provided that the clubhouse is in keeping with and appropriate to the sporting facilities. Care should be exercised to ensure that an allowance for such factors has not already been made in the valuation of the clubhouse. It should also be borne in mind that, as the chosen site value might already reflect location and the typical occupier, further adjustment to that element of the valuation may not be appropriate.

The allowance should not apply to the clubhouse in circumstances where the principal use of the clubhouse is other than as an adjunct to the sporting facilities – e.g. where the clubhouse is predominantly a licensed social club.

Revaluation 2010

Appendix to Miscellaneous Properties Committee Practice Note 9

Valuation of Sports Grounds

RANGE OF COSTS OF PROVIDING SPORTS FACILITIES

The following costs should be adopted to arrive at the estimated replacement cost of site improvements and ancillary items associated with sports grounds. These costs are derived from The National Playing Fields Association Cost Guide (2003 Version) updated to 2008 levels and need no adjustment for contract size, professional fees or location. Age and obsolescence allowances should be applied in accordance the recommendations of the SAA Public Buildings Committee Practice Note 4 (Valuation of Contractor's Basis Subjects Areas Adjustment, External Works' Costs, Allowances and Land).

2010 Revaluation tone costs

1. Grading

Stripping topsoil, mounding and replacing	£2.27 - £2.53 / m ²
Earth moving on site	£1.34 - £4.01 / m ²

2. Drainage of Grass Sports Areas Based on 7,000m²

2.1	60mm plastic piping at 10m centres and 150mm main with permeable filling over pipes	£10,400 - £14,800
2.2	Sand slits 50mm wide at 2m centres, plus sand top dressing to pitch but not including pipe drainage system	£13,300 - £19,000
2.3	Sand slits 50mm wide at 1m centres, plus sand top dressing to pitch but not including pipe drainage system	£18,200 - £26,100
2.4	Sand grooves (13mm slits) at 400mm centres (100mm deep) plus sand top dressing to pitch but not including pipe drainage system	£4,200 - £5,900
2.5	Sand grooves (13mm slits) at 400mm centres (200mm deep) plus sand top dressing to pitch but not including pipe drainage system	£5,200 - £7,400

3. Grass Pitches and Outfields Based on 7000m²

3.1	Cultivation and seeding with some minor grading. Does not include drainage or amelioration, such as fertilisers and sand	£3,300 - £4,600
3.2	Small area per m ² (based on 150m ² - Turfed (Meadow) - Seeded)	£3.74+/m ² £2.08+/m ²
3.3	Amelioration of surface with sand and fertiliser. Includes drainage system and grading of surface, but excludes overhead irrigation	£90,700 - £142,700
3.4	Sand based suspended water table constructions with sub-irrigation system, including earthworks	£226,750 - £280,000

4. Athletics – Running Track and Field Events Facilities

4.1	Fields events equipment (including water jump but not special soft landing units)	£17,300 - £24,000
4.2	Grassed central arena for professional sports pitch or areas that require substantial sports and land drainage	£66,700 - £267,000
4.3	Barrier fence to track perimeter	£24,000 - £42,700
4.4	Water supply – ring main – 6 hydrants	£6,900 - £10,100
4.5	Synthetic surface (including field events facilities and water jump). Other items as 4.1, 4.2, 4.3	
	- 400m – 6 track lane	£400,600 - £534,200
	- 400m – 8 track lane	£466,000 - £733,100
4.6	Athletics equipment (according to standard required, eg training and coaching, area competition, national or international competition)	£33,300 - £80,000

NB The price range for equipment includes soft landing units for high jump and pole vault but excludes electronic scoreboards.

- 4.7 Club/training facility. Two lane synthetic 400m track to perimeter of an existing football pitch, forming a 4 lane home 113m home straight; high jump fan 20m radius; single pole vault runway; combined long/triple jump runway with sand landing area; concentric hammer and discus circle complete with cage; shot circle and landing area. (All excluding athletics equipment).
- £226,700 - £267,100

5. Five-A-Side Football

36 x 18.5m complete with foundation, marking, perimeter wall (1.1m) and "Weldmesh" fencing to a height of 2.75m, including drainage.

Bituminous macadam / Asphalt surface

£50,000 per pitch

Synthetic

£60,000 per pitch

6. Multi-Use Pitches

Complete with foundation, drainage (where appropriate) and edging but NOT surround fencing, post sockets or water supply

- 6.1 Synthetic in situ laid surface on porous bituminous macadam base
Pitch size (based on 6000m²)
Small areas (based on 650m²)
- £360,300 - £400,600
£70+/m²
- 6.2 Synthetic grass – sand filled surface to meet FIH/EHA/Football League/BS 7044. Installed on a 35mm composite shock pad laid in situ on a stone/dynamic base
Pitch size (based on 6000m²)
- £306,000 - £400,600
- 6.3 Synthetic grass – sand filled, laid on a porous bituminous macadam base complete with cushioning layer
Pitch size (based on 6000m²)
- £293,500 - £400,600
- 6.4 Synthetic grass – sand filled to meet EHA/FIH/BS7044. Installed on porous bituminous macadam base concrete with shockpad
- £372,800 - £400,600

7. Multi Use Ball Games Areas/Arenas

Multi Sports Arena (36m x 18m), installed		£30,000
Multi Sports Arena (36m x 18m), bituminous macadam, surround fencing and goals	£53,400	- £66,700
Multi Sports Arena (36m x 18m), bituminous macadam, acrylic spray coat, surround fencing and goals	£59,800	- £73,300

8. National Playing Fields Association Multigames Wall

The NPFA Multigames Wall is freestanding and double sided. The Wall is permanently marked out for a variety of sports facilities in coloured brickwork. Catering for basketball, cricket, football and tennis, the Wall is suitable for team or individual sport, supervised or unsupervised. Importantly, the Wall's robustness makes it an excellent facility for informal ball games on recreation grounds. Construction is brick and a synthetic or macadam surface is included.

Planning permission is not always necessary for the NPFA Multigames Wall but it is advisable to check with the local council. It is possible to have a design or arrangement to personal specifications.

CONSTRUCTION:	Solid brick faced. Deflection panels, sound panels.
SIZE:	9.1m long, 3 – 4.1m high, 0.7m thick.
SPORTS:	Football, cricket, tennis, basketball
PRICE:	£40,000

9. Trim/Fitness Trails

Trim and fitness trail – 8 stations including supply, delivery, installation, excluding any impact absorbing surfacing	£4,400	- £5,900
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10. Floodlighting

Assuming a supply point of adequate capacity within 25m of area. Where Lux is referred to, this represents the minimum level for competition standard. Average levels will normally be 50% higher. (Lux = Lumens per square metre.)

All floodlighting systems require regular maintenance and cleaning. As a general guide, most installations lose at least 10% light output per year through lack of cleaning and adequate maintenance. Provision should be made at initial costing stages to ensure adequate finance for through life maintenance.

10.1 Floodlighting at athletic tracks

Where installed to governing body Standards 400m layout floodlighting columns will normally be sited 12m outside the track on the straights and 6m outside the track on the bends.

Running track only

6-8 16m "raise and lower" columns each equipped with 1.5 – 2kW mercury halide floodlights.

Minimum illumination 100 Lux, average 150 Lux £43,900 - £52,000

Running Track including central field events area

8-12 16m "raise and lower" columns, each equipped with 1.5 – 2kW mercury halide floodlights.

Minimum illumination 100 Lux, average 150 Lux £53,400 - £73,300

10.2 Floodlighting at large stadia

Association or rugby football, athletics, etc 4 or 6 towers or masts, each 25 to 30m high, each equipped with 18 – 48 mercury halide floodlights. Minimum illumination 300 Lux, average 450 Lux.

NB In order to meet lighting level requirements suitable for colour television, illumination levels in excess of 1,000 Lux are required with corresponding increases to cost.

Association/ rugby football only £77,900 -£123,400

Athletics track and central arena, association/rugby football £100,100 -£199,000

10.3 Floodlighting at smaller grounds

Association or rugby football (based on a pitch size of 100 x 70m), 6 or 8 "raise and lower" columns, each 14-18m high, equipped with 1.5 – 2kW mercury halide floodlights.

Minimum illumination 100 Lux, average 150 Lux £32,000 - £45,300

Hockey (based on a pitch size of 100 x 60m). As above but with higher illumination levels.

Minimum illumination 250 Lux, average 350 Lux £46,600 - £53,400

10.4 Floodlighting at practice/training facilities

These should ideally be installed so that the system may be easily upgraded to a competitive standard in the future.

Association or / rugby football etc 4 “raise and lower” columns each 14-16m high, equipped with 1.5 – 2kW mercury halide floodlights. Illumination 50 Lux (dependent upon pitch size)

£23,900 - £27,900

Athletics track and central area (excluding, hammer, shot, discus and javelin field events facilities) 6 “raise and lower” columns each 16m high minimum, equipped with 1.5 – 2kW mercury halide floodlights. Minimum illumination 50 Lux, average 70 Lux

£32,000 - £37,900

Athletics track 4 “raise and lower” columns 16m high. Minimum illumination 50 Lux

£24,700 - £29,300

11. Fencing (including self closing gates)

Plastic coated galvanised chain link – erected on angle iron or concrete posts, set in concrete

1m high , per metre run

£16.50 - £19.50

1.8m high, per metre run

£22 - £29

2.7m high, per metre run

£32 - £47.30

3.6m high, per metre run

£66.50 - £87

6m high , per metre run

£111 - £132

9m high, per metre run

£160 - £205

12m high, per metre run

£218 - £255

Self-closing pedestrian gate

£730 - £870

12. Footpaths

1.2m wide complete with foundations and edging (based on 100m run), per metre run

Hoggin/stone	£35/m
Asphalt/bituminous macadam	£43/m

13. Kerbs and Edgings

Kerbing and edging systems which are suitable for children's play areas and sand pits, running tracks, shot putt area surrounds, artificial turf, long jump pits, bowling greens, sports pitch surrounds

Rubber Capped Kerbs. Generally used for children's play areas, long jump pits, children's sand pits, running tracks, shot putt area surrounds, sport pitch surrounds	£37 - £74/m
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Artificial Turf Edging Kerbs. Mainly used for anchoring artificial turf	£29 - £44/m
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14. Canopy Structures

Airhalls. For tennis and other games – complete with installation, power, electricity, doors, ventilation; a range from 1 – 6 courts

4 courts	£130,000 - £200,000
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Canopies 3/7 pole, synthetic structure roof covering	£7,600 - £42,500
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Gazebos structures without sides but with roof and floor	£1,500 - £12,300
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