

Revaluation 2017

Public Buildings Committee

Practice Note 10
Valuation of Fire Stations

1.0 Introduction

- 1.1 This Practice Note deals with the valuation of Fire Stations currently occupied by The Scottish Fire and Rescue Service.

2.0 Basis of Valuation

- 2.1 Subjects covered by this Practice Note are valued on the Contractors Basis.

3.0 Survey and Measurement

- 3.1 Building areas should be calculated on a gross external basis (GEA) for each main floor.
- 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 (Valuation of Contractor's Basis Subjects, Areas Adjustment and External Works' Costs) to adjust the floor area to the modern equivalent.
- 3.3 Site area should be calculated together with the areas of any car parks, roadways and other paved or landscaped surfaces. Measurements and details of boundary walls, fences and any other items in the nature of external works, civil works or plant and machinery should also be noted.

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 rate(s) derived reflect a Scottish Mean location factor, a £3m contract size and a tone date of 1 April 2015.

5.0 Valuation

- 5.1 Valuations should be carried out in accordance with SAA Basic Principles Committee Practice Note 2 (Contractor's Basis Valuations).
- 5.2 Recommended unit cost rates excluding professional fees for buildings are noted below.
- 5.3 For external works reference should be made to section 6.2 below.

6.0 Estimated Replacement Cost (ERC)

6.1 Unit Cost Rate (Buildings)

Building Type	Unit Cost per
<u>Stations up to 1500 m²</u>	
Superior	£1,850/m ²
Standard	£1,570/m ²
<u>Stations over 1500 m²</u>	
Superior	£1,550/m ²
Standard	£1,315/m ²
Separate ancillary stores and garages (up to 500m ²)	£700/m ²
Separate garages with vehicle servicing facilities (up to 500m ²)	£1,000/m ²
Separate garages with vehicle servicing facilities 500m ² to 1500m ² .	£800/m ²
<u>Lock-Ups</u> Costs may range from: "Marley" type construction to good quality brick construction.	£2,200 - £4,500/m ²
<u>Wash Bays</u> Open all round. Those which are open ended extensions to the appliance room should be valued having regard to the rate applied to the fire station building, with adjustment to reflect lack of wall/walls.	£325/m ²

Training Units consisting of interlinked steel containers	£1,375/m ²
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<u>Training Towers</u>		
Steel Towers, 4 platforms, approximately 14m high	From £31,000 to £47,000	The stated costs are "installed" prices for a good quality modern steel tower. The higher end of the range will apply where towers are enclosed.
Steel Towers, 3 platforms, approximately 11m high	From £28,000 to £40,000	
Masonry/concrete towers 4 levels 14m high GIA 70m ²	£72,000	
Masonry/concrete Towers of different sizes or areas, adopt	£1,035/m ²	

Canopies

Basic open fronted car port shelters and canopies should be valued at the rates shown below or level appropriate to local car parking rates.

These structures will fall into 2 distinct types namely:

Cantilevered Canopies

These will be seen as self-supporting structures where the only visible means of support will be from the horizontal steel or timber beams attached to the adjacent building. The canopy itself will be carried on these beams.

Supported Canopies

These will again be seen as being carried on the horizontal steel/timber beams however with this type the beams are themselves supported by steel or timber columns which will generally be set in a concrete foundation.

Canopy Type	Span	Unit Cost Rate/m ²
Cantilevered Canopies	Span <5m	£220
	Span 5m – 10m	£274
Supported Canopies	Span <5m	£232
	Span 5m – 10m	£335

NB: The cost of lighting is included in the rates for those in the 5m – 10m range.

Superior Specification

A typical "superior" specification has an Appliance Room of steel-framed construction with 11" cavity brick wall infill, finished externally with dry dash and with decorative features such as facing brick, synthetic or natural stone and moulded acrylic panelling, etc. More recently, however, Appliance Rooms may have 11" cavity load bearing walls. Internal walls are generally fully tiled, partly terrazzo or finished with

facing brick.

Roofs are designed to provide unencumbered open area. The construction can be reinforced concrete units lined internally with tiles, parana pine or similar hardwood lining, pre-stressed single span frame infilled with siporex beams and finished with 3-ply bituminous felt and mineral chips or, more recently, traditional style double pitched roof construction (sometimes incorporating steel beams to cope with wide spans) with tile or slate externally and plasterboard or acoustic tile ceilings.

Floors may be either granolithic or concrete finished with quarry tiles or terracotta and laid with non-slip tracks.

Average wallhead height is normally 5 metres.

Other features include fluorescent tube lighting, central heating and electrically operated up and over doors.

"Superior" ancillary accommodation (Watch Rooms, Mess Rooms, Offices, Lecture Rooms, Dormitories, Recreation Rooms, etc) has a similar external wall specification to that of an equivalent Appliance Room. Internally, the walls are generally finished with plaster, with parts faced with glazed tiles, timber panelling or facing brick.

Floor may be finished with quarry tiles, polished hardwood, vinyl tiles or carpet, etc.

Roofs may be traditional double pitched as before or of aluminium decking with built-up roofing felt finish or similar. Roof linings may be of plasterboard, timber lining or tiles.

Other features include first class central heating, air conditioning, good natural light and good sanitary fittings.

Standard Specification

A typical "standard" specification has an Appliance Room of steel framed construction or, alternatively, 11" cavity brick load bearing walls. Walls roughcast externally and spray-painted internally.

Roofs may be pre-stressed or reinforced concrete, finished externally with 3-ply bituminous felt. Plasterboard or polystyrene tiled ceilings.

Floors concrete or granolithic only.

Average wallhead 5 metres.

Adequate lighting and minimum heating.

Little or no decorative features.

6.2 Unit Cost Rates (External Works)

External Works should be valued in accordance with SAA Public Buildings Committee Practice Note 4 (Valuation of Contractor's Basis Subjects, Areas Adjustment and

External Works' Costs).

6.3 Hose/Drill Towers/Training Buildings

The term "Hose" Tower is somewhat of a misnomer in these days of "self-drying" hoses, which require no hanging. However, all towers are still actively used for "Drill" and some of the most recently constructed may be attached to specialised Training Buildings e.g. Kilmarnock and Maryhill Road, Glasgow. There are two common types of tower, i.e. brick built and tubular steel construction. The brick built version may include features for "Drill" purposes such as internal platforms, window openings, balconies, etc. Steel towers are open structures of varying complexity.

A recent development has been the erection of specialist training buildings at some larger fire stations as well as on standalone sites also. Examples include the training Centre in Cambuslang on the outskirts of Glasgow and Training Centre at Garroch Loaning on the outskirts of Dumfries. These vary greatly in nature and use. It is not possible to give a standard specification. Some are used for breathing apparatus training and can be basic domestic type structures that are flooded with non-toxic smoke. A more sophisticated and expensive type of building is used for realistic training for fires. These buildings are more expensive as they have to be resistant to fire. In two known cases demountable steel containers have been bolted together to form a training unit. **In such cases actual costs/local evidence must be adopted.**

6.4 Adjustments to ERC

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).

7.0 **Adjusted Replacement Cost (ARC)**

7.1 In applying age and obsolescence allowances reference should be made to guidance in SAA Basic Principles Committee Practice Note 2 (Contractors Basis Valuations). In particular it should be noted that allowances in respect of age in excess of 50% should only be given to buildings and plant in exceptional circumstances.

7.2 Further allowances of a functional and technical nature should be considered in accordance with SAA Basic Principles Committee Practice Note 2 (Contractor's Basis Valuations) and SAA Public Buildings Committee Practice Note 4 (Valuation of Contractor's Basis Subjects, Areas Adjustment and External Works' Costs).

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

8.0 **Plant and Machinery**

8.1 Buildings' unit cost rates above are inclusive of service plant typically found in subjects covered by this Practice Note. Rateable items of plant and machinery not already reflected in these rates should be dealt with in terms of the Valuation for Rating (Plant & Machinery) (Scotland) Regulations 2000 (as amended) and valued

with reference to the Rating Cost Guide.

9.0 Land

9.1 Land value should be determined by reference to local evidence and SAA Basic Principles Committee Practice Note 2 (Contractor's Basis Valuations).

10.0 Decapitalisation Rate

10.1 The appropriate statutory decapitalisation rate should be used.

11.0 End Allowance

11.1 Any factors or circumstances which might affect the value of the occupation of the lands and heritages as a whole should be reflected at this stage. An adjustment under this head should not duplicate adjustments made elsewhere.