

NON DOMESTIC REVALUATION 2003

CLASS 831

COURT HOUSES

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1.0 INTRODUCTION/DESCRIPTION

- 1.1 This Practice Note sets out the basis of valuation for hereditaments within Class 831, Sub Class "Court". This sub class relates to Courthouses.
- 1.2 There are currently 26 Courthouses included in the list. They vary widely and include elegant period buildings such as the Royal Courts in Belfast through to modern purpose built facilities.

2.0 DISTRICT RESPONSIBILITIES

- 2.1 District offices will be responsible for the inspection and survey of Courthouses within their respective areas. Valuation to be the responsibility of the specialist district.
- 2.2 Research and the production of a Scheme of Valuation is the responsibility of the Lisburn Office.

3.0 4TH REVAL BASIS OF VALUATION

- 3.1 The method of valuation is based on the contractor's test. Exceptionally, if the hereditament as a whole can be compared with office buildings a comparative basis of valuation can be considered.
- 3.2 Areas are calculated on a GEA basis.

4.0 5TH REVAL BASIS OF VALUATION

- 4.1 The contractor's test is to provide the principal method of valuation for this class of property. For full details see Practice Note. Exceptionally if the hereditament as a whole can be compared with office buildings the rental comparative method can be considered.
- 4.2 **Referencing of hereditaments valued on the contractor's test, should be on the basis of gross internal area (GIA).**
- 4.3 The costs are based on GIA for the various beacon properties. See Appendix 1.

5.0 VALUATION APPROACH

5.1 Costs

- 5.1.1 The costs as shown in Appendix I shall be taken to represent the ERC of the building.

5.2 External Works

- 5.2.1 An addition for external works should be based on a percentage of the building cost. The percentage will vary depending on the ratio of building to site area, the nature of the development use, etc and a subjective judgement within the following range to be taken:

Medium Rise Buildings Generally:

Town centre or island site with 90% or greater building ratio, small yard or garden area, front boundary railings or feature wall.	2.5%
Town centre or island site with a 75%-90% building ratio, limited staff parking and landscaping.	5.0%
Restricted off-centre site with a 50%-70% building ratio, staff and visitor parking, landscaping and secure boundary.	7.5%
As above but with 25%-50% building ratio, general user car parking, feature landscaping, boundary wall or railing.	10%

Low Rise Buildings Generally

Open suburban type site with less than 25% building ratio, service yard, extensive staff and user parking and landscaping, pathways, covered ways etc (typical of modern sports complexes and private hospitals)	12%-15%
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5.3 Professional Fees

- 5.3.1 Professional fees and charges will be added to the total cost at the rate of 15%. This reflects the higher design costs.

5.4 Age & Obsolescence

- 5.4.1 An age and obsolescence allowances should be considered according to the following scale. However, it should be noted that court design is traditional and well tested. Functional obsolescence in Courthouses tends to be small and physical obsolescence should be carefully considered in light of major expenditure on most buildings, since courts are subject to high standards of repair/maintenance and refurbishment.

Year of Construction	Allowance
1700	50%
1950	45%
1955	40%
1960	35%
1965	30%
1970	25%
1975	20%
1980	15%
1985	10%
1990	5%
1995	2½%

5.5 Contract Size Adjustment

5.5.1 There is no adjustment for contract size.

5.6 Land Value

5.6.1 Land value will be added at the appropriate rate having regard to values prevailing in the locality. As with all Contractors based schemes some steer/consistency will be necessary for land values.

5.7 Decapitalisation Rate

5.7.1 The appropriate decapitalisation rate (5.5%) should be applied.

5.8 Review/End Allowance

5.8.1 Finally any advantage or disadvantage, which might affect the value of the occupation of the hereditament as a whole, should be reflected at this stage. An adjustment under this head should not duplicate adjustments made elsewhere. Most buildings will not warrant further allowances at this stage and where allowances are appropriate, it is expected that they should not normally exceed 10%.

6.0 BEACON PROPERTIES

See Appendix 1.

7.0 CONTACTS

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CATEGORY: CROWN COURTS – ITEM: BEACON No 1

DESCRIPTION	ERC
	£/m² (GIA)
Building on two levels with part basement, built 1978/80	£800
Foundations:	Reinforced concrete.
Frame:	Reinforced concrete.
Walls:	Brick/block cavity.
Walls (Internal):	Brick and block.
Floors:	Reinforced concrete.
Roof:	Reinforced concrete.
Ceilings:	Suspended.
Windows:	Aluminium.
Doors:	Aluminium.
Services:	Full gas central heating. Stand by generator. 2 passenger lifts. Alarm systems.
Accommodation:	6 courtrooms with associated suites and offices.

Based on a building of GIA 8,729 m²

Notes:

Excludes external works.

For buildings of differing size and quality interpolate in the range of £790-£1,140/m² GIA.

CATEGORY: CROWN COURTS – ITEM: BEACON No 2

DESCRIPTION

ERC

£/m² (GIA)

Single storey building erected in 1983/86

£980

Foundations: Raft.

Frame: Lightweight concrete.

Walls: Handmade facing brick.

Walls (Internal): Patent glazing screens with brick envelopes.

Floors: Quarry tile, vinyl tile, screeded for carpet.

Roof: Reinforced concrete.

Ceilings: Suspended.

Services: Gas central heating. Air-conditioning in courtrooms. Alarm systems.

Accommodation: 4 courtrooms with associated suites and offices.

Based on a building of GIA 4,133 m²

Notes:

Excludes external works.

For buildings of differing size and quality interpolate in the range of £790-£1,140/m² GIA.

CATEGORY: CROWN COURTS – ITEM: BEACON No 3

DESCRIPTION	ERC
	£/m ² (GIA)
Part 8 part 5 storey building erected in 1987/90	£900
Walls:	Natural stone and facing cavity walls. Aluminium curtain walling.
Walls (Internal):	Block partitions and glazed timber screens. Part timber panelled.
Floors:	Reinforced concrete (in basement), ground beams ground and upper floors.
Roof:	Steel framed mansard, lead clad. Barrel vault roof lights.
Ceilings:	Suspended.
Services:	Gas central heating. Partial air conditioning. Alarm systems.
Accommodation:	10 Crown and 3 County Courts and ancillary rooms.

Based on a building of GIA 14,770 m²

Notes:

Excludes external works.

For buildings of differing size and quality interpolate in the range of £790-
£1,140/m² GIA.

CATEGORY: MAGISTRATE COURTS – ITEM: BEACON No 1

DESCRIPTION

ERC

£/m² (GIA)

Part 2 part 3 storey building with basement. Erected in 1989/91 £1,070

Foundations:	Reinforced concrete, slab and column. Retaining walls, frame up to first floor.
Walls:	Brick or cast stone block.
Walls (Internal):	Plaster and paint, ceramic tile. Ash panels to courtrooms.
Floors:	Vinyl or synthetic tile, screed for carpets. Computer floors.
Roof:	Steel frame, slate covering to pitched roof. Metal decking with felt flat roofs. Tiled walkways. Roof lights and central lantern lights.
Ceilings:	Suspended, sprayed mineral fibre to basement.
Windows:	Aluminium.
Doors:	Double glazed, softwood.
Services:	Full gas central heating. Air conditioning and ventilation units to courtrooms and halls. Stand by generator. Three passenger lifts. Alarm systems and CCTV.
Accommodation:	10 courtrooms, offices, cells and ancillary accommodation.

Notes:

Excludes external works.

For buildings of differing size and quality interpolate in the range of £600-
£1,140/m² GIA.

CATEGORY: MAGISTRATE COURTS – ITEM: BEACON No 2

DESCRIPTION	ERC
	£/m² (GIA)
Two storey building erected in 1985 with plant room in roof void	£1,000

Frame:	Reinforced concrete.
Walls:	Facing brick insulated cavity walls.
Walls (Internal):	Plastered.
Floors:	Quarry tile, vinyl tile, screeded for carpets.
Roof:	Steel frame, slate covering to pitched roof. Metal decking with felt flat roofs. Tiled walkways. Roof lights and central lantern lights.
Ceilings:	Suspended.
Windows:	Bronze Alumium.
Services:	Full gas central heating. Air conditioning and ventilation units to court halls. Two passenger lifts.
Accommodation:	6 courtrooms, offices, detention and meeting rooms and toilets.

Based on a building of GIA 3,107m², upper floors 1,784m²

Notes:

Excludes external works.

For buildings of differing size and quality interpolate in the range of £660-
£1,140/m² GIA.

CATEGORY: MAGISTRATE COURTS – ITEM: BEACON No 3

DESCRIPTION	ERC
	£/m ² (GIA)
Mainly 2 storey building plus basement and rooftop plant room erected in 1988.	£970

Frame:	Reinforced concrete.
Walls:	Facing brick, insulated cavity walls.
Walls (Internal):	Wood panelling in court areas. Plaster to walls and corridors. Hardwood joinery.
Floors:	Epoxy resin, terrazzo and screed for carpet.
Roof:	Asphalt flat roof. Lead covering to pitched roofs.
Ceilings:	Suspended.
Windows:	Bronze aluminium glazed.
Services:	Full gas central heating. Air conditioning to courts and custody areas, public areas and some offices. Three passenger lifts and one goods lift.
Accommodation:	12 courtrooms (2 large formal, 4 formal, 6 informal), 18 cells (3 group, 15 individual), offices and toilets.

Based on a building of GIA 5,378 m². Basement 1,034m²
GF 2,085 m², upper floors 2,258 m²

Notes:

Excludes external works.

For buildings of differing size and quality interpolate in the range of £660-£1,140/m² GIA.

CATEGORY: MAGISTRATE COURTS – ITEM: BEACON No 4

DESCRIPTION	ERC
	£/m ² (GIA)
Building on two levels with part basement, built 1989/90	£1,090
Frame:	Steel.
Walls:	Brick/block.
Walls (Internal):	Ash faced acoustic panelling in courtrooms.
Floors:	Reinforced concrete ground floor. PCC upper floors.
Roof:	Slate covered, pitched timber.
Ceilings:	Suspended with recessed lighting.
Windows:	Aluminium.
Doors:	Aluminium.
Services:	Full gas central heating. Air conditioning to courtrooms. Two passenger lifts. Public address system.
Accommodation:	Basement: secure accommodation and van bay.
Ground Floor:	Two juvenile courtrooms, offices and public access.
First Floor:	Courtrooms and magistrates' accommodation.
Based on a building of GIA 2,565 m ² . Basement 479m ² GF 1,022 m ² , Upper floors 1,064 m ²	

Notes:

Excludes external works.

For buildings of differing size and quality interpolate in the range of £660-£1,140/m² GIA.

CATEGORY: MAGISTRATE COURTS – ITEM: BEACON No 5

DESCRIPTION	ERC
	£/m² (GIA)
Two storey building erected in 1985	£850

Frame:	Steel.
Walls:	Brick and high insulation cavity walls.
Walls (Internal):	Acoustic plaster to courtrooms.
Floors:	Ceramic tile or screeded for carpet.
Roof:	Part trussed timber with natural slates. Part flat timber with felt.
Ceilings:	Plastered.
Windows:	Pre finished metal.
Doors:	Pre finished metal.
Services:	Gas central heating.
Accommodation:	3 courtrooms.

Based on a building of GIA 2,410 m². GF 1,248 m²,
Upper floors 1,162 m²

Notes:

Excludes external works.

For buildings of differing size and quality interpolate in the range of £660-
£1,140/m² GIA.