

VALUATION & LANDS AGENCY

STANDARD ALLOWANCES/ADDITIONS CONTRACTORS BASED SCHEMES

OBSOLESCENCE ALLOWANCES

TABLE 1.1
MAIN BUILDINGS

AGE	PERCENTAGE
Pre 1950	50 maximum
1951-1955	40-45
1956-1960	35-40
1961-1965	30-35
1966-1970	25-30
1971-1975	20-25
1976-1980	15-20
1981-1985	10-15
1986-1990	5-10
1991-1995	3-5
1996-2000	0.5-2.5

In the case of refurbished buildings a notional age between the date of refurbishment and the date of original construction may be used in order to derive an appropriate age and obsolescence allowance.

This applies to buildings of all ages. In particular, however, it should be noted that buildings originally constructed before 1950 are unlikely to be in their original state (having been subject to refurbishment).

Care should be taken to avoid double counting between this Stage and Stages 1 and 5, particularly in respect of fragmentation/dispersal/poor layout. Where these problems are found **within** blocks, and are caused by bad internal design, they should normally be regarded as reflected in the age-related costs set out in para 1 although particular problems evidenced by difficult communications between departments within the block may justify an increase in the percentage allowance of up to 5%.

For buildings dating from the 1960s/70s where there is specific evidence of functional redundancy and/or physical disrepair beyond the range of problems typically encountered in buildings of that era it may be appropriate to make a further allowance of up to 5% in addition to the appropriate age based allowance.

For "Oxford" or "Best Buy" system-built structures and temporary buildings (including those of inferior construction which were erected for temporary purposes and have outlasted their intended lives), the allowances given above may be increased; by a further 10% where the block was built before 1975 (subject to a maximum allowance of 50%), and by up to a further 7.5% where the block was built 1975-1985.

The deduction of the appropriate allowance from aggregate costs will give the ARC of each block.

**TABLE 1.2
TEMPORARY BUILDINGS eg MOBILE CLASSROOMS**

AGE	ALLOW
1995	10%
1990	20%
1985	30%
1980	40%
1975	50%

**TABLE 2
ADDITION FOR PROFESSIONAL FEES**

Since fees will vary, particularly depending on the value and complexity of the contract, it is accepted that the following additions for fees may not be appropriate in all cases.

Estimated Replacement Cost	Addition for Fees
Sums up to £500,000	13%
£500,000 to £2,000,000	11%(min fee £65,000)
Sums over £2,000,000	9%(min fee £220,000)

But the VOA note that up to a further 6% should be added to the above scales for hereditaments of a more complex nature such as:

- Educational Establishment
- Libraries

Some large lands and heritages which contain structures of a relatively simple form or repetitive nature may attract professional fees at a lower level. In such cases the addition for fees may be varied.

Estimated Replacement Cost	Addition for Fees
Over £6 million	8.5%
Over £12 million	8.0%
Over £20 million	7.5%

**TABLE 3
CONTRACT SIZE ADJUSTMENT**

SIZE OF CONTRACT £	% ADJUSTMENT
500,000	+ 10
550,000	+9
600,000	+8
650,000	+7
700,000	+6
750000	+5
800,000	+4.5
850,000	+4
900,000	+3.5
950,000	+3
1.0M	+2.5
1.5M	+1
2.0M	0
3.0M	-2
4.0M	-3
5.0M	-4
6.0M	-5
7.0M	-5.5
8.0M	-6
9.0M	-6.33
10.0M	-6.66
11.0M	-7
12.0M	-7.33
13.0M	-7.66
14.0M	-8
15.0M	-8.33
16.0M	-8.66
17.0M	-9
18.0M	-9.33
19.0M	-9.66
20.0M	-10 MAX

**TABLE 4
MULTI-STOREY ALLOWANCE**

NOTE

- 1. SCHOOLS: NO ALLOWANCE REQUIRED
HEIGHT ALLOWANCE BUILT INTO PRICING (GD to 4TH)
AND LIFT PROVISION TO BE IGNORED
SCHOOL BUILDINGS 5 STOREY AND ABOVE: ALLOWANCE AS UNIVERSITY
SCHEME**
- 2. LIBRARIES/MUSEUMS
SEE TABLE 5**

TABLE 4a
Buildings with passenger lifts

Buildings with four main floors or less	0%
Buildings with 5-7 main floors	7.5% overall
Buildings with eight or more floors	7.5% on overall basis up to 7 th floor, then 12.5% on 8 th floor and above

TABLE 4b
Buildings without lifts

2 main floors	Nil
3 main floors	5%
4 main floors	10%
5-7 main floors	17.5%
8th floor and above	22.5% for 8th floor and above 17.5% overall below 8th floor

TABLE 5

MUSEUMS/LIBRARIES
MULTI-STOREY ALLOWANCE

3 storey	5%
4 storey	10%
5 storey	15%

Lift provision ignore

BUILDINGS 6 STOREY AND ABOVE: ALLOWANCE AS TABLE 4

Notes applicable to all Multi-storey Allowance Tables (Tables 4a, 4b, 5)

Where the allowance is made on an overall basis the percentage deduction will be made in respect of **all floors** of the building.

In the case of blocks constructed on sloping sites, with multiple levels, floors below the highest main floor with ground level access do not qualify as “main floors” for the purposes of the table.

TABLE 6
ADDITION FOR EXTERNAL WORKS

Reasonable guidance notes can only be given in very general terms and related to some estimate of the relative extent of site works at a Public Building.

These approximate percentage additions may be useful where no survey details are available.

Extent of Site works	Percentage to be added	Comments
Minimal	Single storey	2.5% to 10%
	Two Storey +	2.5% to 5%
Normal	Single storey	15%
	Two Storey +	7.5% to 10%
Extensive	Single/Two storey +	20% to 50%

Virtually on “solum” with street access
Only or minimal surroundings
Reasonable site, access/parking, landscaping, secure boundary
Eg schools, fire stations etc
Extensive site, infra-structure, parking ,areas of hardstanding, street furniture, secure boundary