

FIFTH REVALUATION - PRACTICE NOTE

FIRE STATIONS

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PRACTICE NOTE – FIRE STATIONS

1.1 DESCRIPTION

This practice note deals with the valuation of Fire Stations currently occupied the Northern Ireland Fire Service.

Class: 851 (Miscellaneous Public Service Properties)

Sub Class: Central Government Specialised Properties.

Code: C Gov.

Type : Fire Station.

Code : FS.

1.2 DISTRICT RESPONSIBILITIES

As there are only seventy plus such properties in Northern Ireland, it is proposed that the specialist district (Ballymena) be responsible for the valuation of all Fire Stations.

1.3 4TH REVAL BASIS OF VALUATION

Rental evidence for this type of property is very limited and the Contractor's Basis of Valuation was used.

1.4 LESSONS FROM 4TH LIST DEFENCE/REVAL REVIEW

No problems with list defence.

1.5 5TH REVAL BASIS OF VALUATION

As per 4th Reval there is very limited rental evidence for this type of property and the Contractor's Basis of Valuation should continue to be used.

1.6 HARMONISATION

Valuation on Contractor's Basis is harmonious with the remainder of the UK.

1.7 **VALUATION APPROACH**

In the interests of uniformity it is proposed to use Adjusted Rating Cost Guide Figures.

1.7.1 **TRAINING/DRILL TOWERS**

Training/drill towers fall into 2 types – brick built and tubular steel construction. Brick built may include drill facilities such as internal platforms, window openings, balconies.

1.7.2 **FORECOURT AND SURFACED YARD**

Usually laid to a high standard of specification allowing passage of fire tenders, heavy equipment etc.

1.7.3 **FUEL PUMPS, FUEL TANKS, WATER TANK AND OTHER PLANT**

Such items may be within or outbuildings and may be above or below ground. Careful consideration as to their rateability will be necessary in terms of plant and machinery legislation.

1.7.4 **COST RATES**

Standard Type Fire Stations - £790/m²

For “one off” type properties refer to cost guide + adjust

1.8 **FORMS OF RETURN**

Not required.

1.9 **CONTACTS**

Contact with the Fire Service should be through the specialised district.