

## **5 RV SCHEME**

### **HOSPITALS, AMBULANCE STATIONS AND CONTROL CENTRES**

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## 1.0 DESCRIPTION

This section relates to NHS Hospitals, Private Hospitals, Ambulance Stations and Ambulance Control Centres which are classified on VALCOM under Class 811. Sub Class Hosp. Type PU and Sub Class Hosp. Type PV.

## 2.0 DISTRICT RESPONSIBILITIES/CO-ORDINATION

District Valuers are responsible for the inspection, survey and valuation of all such properties in their Districts, other than major hospitals which are to be valued by Belfast District.

## 3.0 BASIS OF VALUATION

Rental evidence is usually not available for these types of property and the **Contractor's Basis** of valuation will be the method used; except for Ambulance Stations and Control Centres where it may be possible to value by reference to commercial properties, which are rebus sic stantibus similar and for which rental evidence exists. Where no such comparison can be made the Contractor's Basis should be used.

### 3.1 Private Hospitals

Private Hospitals differ from NHS Hospitals not only in their standard of finish but also in their balance of accommodation. Where possible, actual costs should be used, adjusted for date of construction. Where no costs are available, and the quality of the subject is thought to merit it, an enhancement of up to 25% may be applied to the above rates.

### 3.2 Ambulance Stations

Standard ambulance stations, which are similar in character to a small, well finished industrial building should be valued at a rate of £440-£580/m<sup>2</sup>, depending on the quality of finish.

### 3.3 Ambulance Control Stations

Purpose built ambulance control centres, which are more akin to office buildings and may or may not have garage accommodation attached, should be valued at a rate of between £610 and £870/m<sup>2</sup> again depending on quality. The resulting rate should be compared with the local rate for office accommodation, which may be adopted if it is considered more appropriate, having regard to the character of the subject and its location.

## **4.0 INSPECTION PROCEDURES**

### **4.1 Arrangement of Inspections**

With the continuing establishment of Trusts, to manage the delivery of health services throughout NI, the names and official addresses of the main and subsidiary rateable occupiers must be obtained.

### **4.2 Surveys**

All surveys for this class of property are to be made on the basis of Gross External Area.

### **4.3 Plant and Machinery**

Hospitals are likely to feature items of rateable plant and machinery such as the heating system, fire protection, cooling and ventilation equipment, passenger lifts and standby generators, but since valuation will be by reference to costs which include these items, they should not be separately valued. Because the quality of these items of P&M vary considerably, it is nevertheless important to ensure that full details are recorded on file in order that they may be properly reflected in the valuation of the hereditament.

## **5.0 CONTACTS**

Any queries or requests for further information should be referred to Stephen Anderson, Belfast District, (028) 90543861.

## APPENDIX 1

### CLASS 811 HOSPITALS

TYPE	UNIT COST RATE
General District & Maternity	851
Cottage & Community Hospitals	759 to 851
Geriatric, Mental and Day Hospitals (all without theatre facilities)	759
Industrial Cedar	506
Medway Type Hutting	368
Wartime Hutting (largely unimproved)	230 Incl A&O

These rates refer to buildings of traditional construction. They represent standard hospital accommodation. It may be necessary to adjust these rates in particular circumstances to reflect quality by up to  $\pm 20\%$ . In such circumstances actual costs may be of some assistance.