

**THE FOLLOWING PRICES  
APPLY TO ALL ECV BASED SCHEMES.**

**PRICES TAKEN FROM SAA SCHEMES, REVAL 2000,**

**ADJUSTED FOR TIME AND LOCATION,\* MULTIPLIER 0.92**

**TO BE APPLIED TO GEA SURVEY**

**SCHOOL**

NURSERY

PRIMARY

SEC LEVEL

SPECIAL CARE

PRIMARY PRIVATE

SCHOOLS, LOCAL AUTHORITY AND PRIVATE

	RATE/M2
MAIN BUILDINGS UP TO TWO STOREY	520*
3 STOREY(ALLOW 5%)	494*
4 STOREY(ALLOW 10%)	468*
BEST QUALITY HUTTING Incl. Labs, Science classrooms, WC blks	276
TEMPORARY AVERAGE HUTTING Standard Mobiles	184
SPORTS BARNs Rarely found in N.Ireland, Gyms included in Main Buildings.	460
WORKSHOP TYPE PREFAB CONSTn.	368
SWIMMING POOL	644

NOTE\* LIFT PROVISION TO BE IGNORED

DAY NURSERY

LOCAL AUTHORITY DAY NURSERIES VALUE AS PRIMARY SCHOOL £520/m2  
AND PRIVATELY RUN DAY NURSERIES IN COMMERCIAL LOCATIONS VALUE AS OFFICES, COMPARATIVE METHOD.

**UNIVERSITIES AND**

**COLLEGES**

TECHNICAL

TEACHER TRAINING

MISC

SIXTH FORM

	RATE/M2
MAIN BUILDINGS	791*
QUALITY PREFABRICATED OR PORTABLE BUILDINGS	368
HALLS OF RESIDENCE	469**

\*QUOTING S.A.A. "As in previous Revaluations it is considered unnecessarily burdensome, having regard to the substantial rating liability of a University/College/Higher Education Institute to value each building by use, the cumulo perhaps differing little from that produced by a broad technique."

\*\*AS MODERN RESIDENTIAL CARE ESTAB.

NOTE: College buildings which are of a similar standard to Secondary/Comprehensive schools-  
VALUE AS SCHOOL.

HALLS OF RESIDENCE	£469/m2
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(As Modern Residential Care Establishment)

**CLASS 811  
HOSPITALS**

TYPE	UNIT COST RATE
GENERAL DISTRICT & MATERNITY	851
COTTAGE & COMMUNITY HOSPITALS	759 to 851
GERIATRIC, MENTAL & 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 + or – 20%.In such circumstances actual costs may be of some assistance.

**CENTRES AND SURGERIES**

HEALTH CENTRE  
HEALTH CLINIC

Where the health centre/surgery shares a site with other blocks valued on contractors basis e.g hospital site then the contractors method should be applied to the health centre/surgery also.

Where no rental evidence is available and where it is determined that the only likely occupier for the subject is a Health Board/Trust or Group Medical Practice it is recommended that the Contractors Basis be employed .

ESTIMATED REPLACEMENT COST 543/M2.

**RESIDENTIAL CARE ESTABLISHMENTS**

**OTHER THAN HOSPITALS**

NURSING HOME  
OLD PEOPLES HOME  
ORPHANAGE  
HOSPICE  
MISC. HOME  
DERATED HOME

**There is insufficient rental evidence to value on the Compatative Method  
Hence valuation on Contractors Method is recommended**

**UNIT COST RATES**

MODERN PURPOSE BUILT OR CONVERTED HOMES OR HOSTELS HAVING EN-SUITE WCS & BATH, WELL APPOINTED COMMON AREAS, FULL CENTRAL HEAT. INCLUDES FLATTED DEVELOPMENTS, SHELTERED HOUSING etc PROVIDED FOR	£469
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RESEDENTIAL CARE.	
MODERN PURPOSE BUILT OR CONVERTED HOMES OR HOSTELS LACKING EN-SUITE FACILITIES BUT HAVING ADEQUATE PROVISION OF SHARED BATHROOMS,COMMUNAL AREA WITH PLAIN FINISH,FULL CENTRAL HEAT.	£377

**CLASS 511  
LIBRARIES**

Main Library(category 1 Hall)	£736
Branch Library(category 2 Hall)	£414

**MUSEUMS**

Best Museums purpose built, maybe old, as Category 1 Hall	£736
Minor Museum finished to a utilitarian standard as Category 2 Hall	£414