



Revaluation 2017

Miscellaneous Properties Committee

Practice Note 28 Valuation of Anemometer Masts

1.0 Introduction

- 1.1 This practice note applies to the valuation of anemometer masts and their sites.

2.0 Basis of Valuation

- 2.1 The site of the Anemometer Mast is valued using the Comparative Principle of valuation and the rateable plant is valued using the Contractor's Basis of valuation.
- 2.2 There are two types of Anemometer Masts in Scotland. These are:

Type A

Masts that form part of an existing wind farm and are used for monitoring and control on that wind farm.

This type is unum quid with the wind farm and will be already reflected in the Net Annual Value of the wind farm. Consequently there is no requirement for a separate entry in the Valuation Roll.

Type B

Masts on sites where a planning application has been made for a wind farm, or for an Anemometer Mast, and which are currently being assessed for planning. Masts that fall into this category are rateable and as such should enter the Valuation Roll.

3.0 Valuation Considerations

- 3.1 The Net Annual Value of Type B Anemometer Masts is the aggregate of two elements:

- (i) Site Value
- (ii) Structure Costs

3.2 Site Value

Site value should be determined by reference to local rental evidence. However from the information available it is clear that in many cases there are no rents passing for sites of Anemometer Masts as the benefit to the landowner will follow when a site is determined as suitable for use as a wind farm.

Where no local rental evidence exists, a site rental of £700 Net Annual Value per site may be adopted.

3.3 Structure Cost

Structure cost should be determined by reference to the table below.

| Height of Mast | At 10m | At 25m | At 40m | At 50m | At 60m | At 70m | At 80m |
|----------------------------------|--------|--------|---------|---------|---------|---------|---------|
| Estimated Replacement Cost (ERC) | £6,205 | £9,925 | £12,400 | £14,150 | £16,500 | £20,150 | £23,000 |

Interpolation of ERC is required for heights different to those above

No adjustment is required for contract size, professional fees or location.

An allowance from the cost of the installation in the above table may be appropriate where the structure is a second hand mast relocated from another site and it is evidenced that higher maintenance costs are incurred as a result.

4.0 Decapitalisation Rate

- 4.1 The appropriate statutory decapitalisation rate should be applied to the relevant ERC in the table at 3.3.

5.0 Valuation Roll Entries

- 5.1 It is recommended that the description "Anemometer Mast" is used to identify this type of subject in the Valuation Roll.