

TAYSIDE VALUATION JOINT BOARD



REVALUATION 2026 VALUATION OF INDUSTRIAL SUBJECTS

Introduction

The valuation of “industrial” subjects, workshops, stores, warehouses etc, within the Tayside area has traditionally been divided into four different parts for the purposes of valuation for rating.

These four parts are designated by reference to both character and size, and can be summarised as follows:

Part 1 – This part describes Tayside Assessor’s approach to the valuation of properties generally in excess of 700m² gross internal area and of typical modern construction. “Modern construction” is defined here broadly as subjects having steel or concrete frame, with walls of insulated cladding or masonry equivalent, insulated roof and granolithic or power floated load bearing floor. Variations from this norm, which impact on value are dealt with through the various allowances, both positive and negative, as outlined in the scheme.

Part 2 – This part refers to industrial subjects of the same physical character as those in Part 1, but distinguished by the size of the subjects covered. This part deals with subjects less than and up to 700m² gross internal area. Variations from the norm are dealt with by the same allowances as described at Part 1.

Part 3 – This part refers to the valuation of buildings formerly, or still used as “Mills and Works”. Typically, these are older subjects, characteristic of the second industrial revolution, usually constructed of stone, and possibly with multiple floors and other features typical of the period. These are diminishing in number and many of those which remain may have been sub-divided. They do, however, continue to represent an identifiable type of industrial subject.

Part 4 – This part refers to a miscellaneous group of industrial subjects, covering a multitude of property descriptions, but which do not fall readily into the categories defined in Parts 1 to 3. Part 4 covers all types of workshops and stores of various sizes and construction, which by virtue of character, location, or both, fall to be considered separately from the subjects in Parts 1 to 3 of this scheme.

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PART 1

VALUATION OF “STANDARD” FACTORIES AND ALLIED SUBJECTS

1 GENERAL

The revaluation of factories, workshops, warehouses and stores type properties should be based whenever possible on the **Comparative Method** and all subjects which can be reasonably dealt with by comparison should be so valued. This will include all factories and workshops or similar subjects adapted for a variety of uses but will exclude retail warehouses which should be valued by reference to SAA Practice Note – Valuation of Retail Warehouses.

As with all applications of the comparative principle of valuation the best evidence is likely to be found locally. However, further guidance may be taken from SAA Practice Note - Valuation of Factories, Warehouses, Workshops and Stores if required, in consultation with the Principal Valuer or Assistant Assessor.

1.1 Calculation of Floor Areas

Floor areas should be calculated to Gross Internal Area (GIA), measuring to the internal face of the main walls of the building.

Separate Buildings: Because GIA excludes the thickness of external walls, and includes the thickness of all **internal** walls, it is necessary to identify what constitutes a separate building. Each building should be allocated a separate Key Item reference.

Internal Face: Means the brick/block work, or plaster coat applied to the brick / blockwork, not the surface of internal fittings installed by the occupier.

Lift Rooms etc: These items, along with area occupied by the liftwell, should be included if housed in a roofed structure having the appearance of permanence e.g. made of brick or similar building material.

Stairwells: All stairwells should be included, no matter which floor they are situated on.

Level Changes: The presence of steps, or a change in floor levels, is to be noted.

2 DESCRIPTION

For the purpose of this Report, the term "Standard" Factory shall be defined as a factory unit over 700m² gross internal area having steel or concrete frame with walls of insulated cladding or masonry equivalent, insulated roof and granolithic or power floated load bearing floor, and a standard quality of electric light but no heating. Normal wallhead height 3.80m to 5.00m.

In addition to such production or storage areas, there may be associated offices and ancillary accommodation.

2.1 Offices and Ancillary Areas

Where there are offices in addition to production areas, consideration should be given to their quality and extent in comparison with the remainder of the subject and others in the locality. Consideration of the planning use class may provide guidance on this matter and where the Valuer is in any doubt, guidance should be sought from the Principal Valuer or Assistant Assessor.

Where the Valuer is content that such offices and ancillary areas are within the general norm found in industrial type subjects, consideration should be given to the relative qualities of these areas.

Normally, office areas will have lined walls and ceilings, carpeted floors and standard quality of finishes. The rates outlined later in this report assume adequate lighting but no heating. In cases where the office or other accommodation is considered to be of poorer quality, a mid-rate may be more appropriate. Conversely, superior offices may attract an enhanced rate. In some cases, it may be appropriate to value superior accommodation using commercial office rates applied to Net Internal Area (NIA). If there is any doubt as to the most appropriate approach then guidance should be sought from Principal Valuer.

2.2 Site

The development of land surrounding the buildings may vary widely in its use. While some subjects may have yards and loading areas, others may be surrounded by landscaping and designated car parking.

It is to be assumed that the total normal site area, including buildings, yards, landscaping etc. is equivalent to 1½ times the total gross external area of the footprint of the buildings. Where the total site area exceeds this norm, reference should be made to the Yards and Ground report for the valuation of developed site and Section 11 of this practice note for the valuation of undeveloped land. Please note that in the valuation of the site area the basic rate adopted should reflect the total site although the area to be valued will exclude 1½ times the total gross external area of the footprint of the buildings.

In recent years, in certain developments, land adjoining industrial and warehousing property has been utilised in a very different mode to the traditional fenced service yard. The land, in this instance, may be landscaped with substantial designated landscaped car parking and minimal service yard. These circumstances have been taken into account in the rental analysis in limited instances. Where this is the case, it will be appropriate to value the entire yard and all car parking with regard to their use in accordance with the applicable practice note excluding separate landscaping.

Should there be any doubt in the valuation of the site element consult the Principal Valuer or Assistant Assessor.

3 BASIC RATES

3.1 Rates

The table of rates shown below has been derived from analyses which take account of appropriate adjustments outlined in this practice note and should be applied to each appropriately identified building, before the application of any allowances (positive or negative) as set out in sections four five and six of this document, and relative to the norm set out at section two.

Location	Production Area		Offices	
	Rate (m ²)		Rate (m ²)	
Dundee	£65		£97.5	
Perth & Kinross				
Perth & Invergowrie	£65		£97.50	
Kinross	£52		£78	
Milnathort	£50		£75	
All Other Burghs	£40		£60	
Villages & Landward	£40		£60	
Angus				
Main Burghs	£37.5		£56.25	
Small Burghs	£33		£49.50	
Angus Well Located Landward	£30		£45	
Villages & Landward	£25		£37.5	

3.2 Transparency of Comparables

The rental comparables used to inform the above rates should be identified through the relevant internal TVJB systems and coded consistently in accordance with guidance, in order to facilitate the display of addresses at the SAA Portal.

Any specific localised exceptions to the above generally applicable rates should also be appropriately coded in order to facilitate the display of comparables in line with statutory requirements.

4 ADJUSTMENT TO BASIC RATES

4.1 Location Adjustment

In certain circumstances, it may be appropriate to make a percentage adjustment to the basic rate to reflect particular locations. In doing so reference should be made to 3.2 above and relevant comparables considered. **In all cases, guidance should first be sought from a Principal Valuer or Assistant Assessor.**

4.2 Retail Use

Where an industrial building is used for retail purposes, consideration should be given to an enhancement of the basic rate, where appropriate, or to applying a different method of valuation. If unsure, seek guidance from a Principal Valuer or Assistant Assessor.

4.3 Further adjustment of basic rates

To take account of the technical specification and finish of individual buildings, the adjustments contained in the following tables should be aggregated and applied to the basic rate resulting from any previous adjustment (e.g. mid rate, upper floors, location, etc).

4.3.1 Heating

Standard	Addition to Basic Rate (m ²)	
	Production Area	Office
Poor - an insufficient number of heating units or dated units providing limited coverage	5%	5%
Fair - heating units providing background heating/partial coverage only	7.5%	7.5%
Standard - heating units of a type commensurate with the age of the building providing full coverage	10%	10%
Superior - most comprehensive system of heating units, may be computer controlled	12%	12%

Note:- The additions include for the boiler, chimney and fuel tanks, where appropriate, but not the boiler-house.

4.3.2 Air Conditioning

Type of Air Conditioning	Addition to Basic Rate (m ²) (exclusive of heating)	*Heating Addition
Mechanical Ventilation inducing fresh air, likely to be separate from heating system	5%	Where addition should also be made for heating, refer to 4.3.1 for appropriate % addition.
Simple air conditioning system with heating and cooling combined	10%	
Full climate control system	15%	

* The above Air Conditioning additions are exclusive of heating at 4.3.1 which will need to be added for separately, e.g. a full climatecontrol system would have an addition from the Air Conditioning table of 15% and an addition from the Heating Installations table of 12%.

4.3.3 Lighting

Standard of Electric Lighting	Adjustment to Basic Rate (m ²)
Inferior	-2.5%
Standard quality	no adjustment
Superior / Specialist Systems	+ 2.5%

Note:- In the unlikely event of a building with no lighting an allowance of up to 10% may be made.

4.3.4 Wall Head Height Adjustments

The following table provides a range of height adjustments that should be used. Please note that all measured sizes should be rounded to the nearest 10cm.

Wall-head height deduction	Adjustment
0.00 - 1.40m	-15.0%
1.50 - 1.90m	-10.0%
2.00 - 2.50m	-7.50%
2.60 - 3.00m	-5.00%
3.10 - 3.70m	-2.50%
3.80 – 5.00m	No adjustment
Wall-head height addition	Adjustment
5.10 – 6.00m	+2.50%
6.10 – 7.00m	+5.00%
7.10 – 8.00m	+7.50%
8.10 – 9.00m	+10.0%

Where additions for buildings over 9 metres are required, some guidance maybe taken from the SAA Industrial Practice Note No 1 in consultation with a Principal Valuer or Assistant Assessor. The maximum addition should not normally exceed 20%.

In the case of buildings with monopitch roofs, any adjustment for wall- head should be based on the lowest height.

4.3.5 Other Additions (Production Buildings)

Item	Addition to Basic Rate (m ²)
a) Roof Insulation (already included in the basic rate)	Nil
b) Floor Finishes (there are many kinds - those given are examples). The rates are additional to what is already included for granolithic. Granolithic (already included in basic rate) Epoxy Resin Vinyl Tiles Quarry Tiles Cork Tiles Terrazzo Steel Plate on Concrete Wood block (Parquet) Heavy Reinforced Concrete Vinyl Tiles (anti-static) Surface Drainage	Nil + 2.5% + 2.5% + 5% + 5% + 10% + 10% + 10% + 5% + 7.5% + 2.5%
c) Internal Wall Finishes (there are many types of finish - the undernoted are commonly encountered) Plasterboard or plastered Insulation Board Laminated Board Terrazzo Tiled Glazed Tiled or wipe clean food industry finish (10% addition includes for ceiling finish also) Non Standard	+ 5% + 5% + 5% + 10% + 10% input %
d) Sprinklers Normal Hazard (to include ancillary plant but not water storage or lagoon).	5%

Additional increases to the rate may be applied if required, following consultation with the Principal Valuer or Assistant Assessor.

4.3.6 Deductions (Production & Ancillary Buildings)

Item	Deduction from Basic Rate (m ²)
No Roof insulation	5%
Inferior Roof insulation	2.5%
Inferior Floor Finish	
Unscreened Concrete Floor	- 2.5%
Cobble Floor	- 10%
Ash or Earth Floor	- 20%
Other	input %
e.g. Flagstone; Inferior Timber or Sleeper -10%;	-10%
Tarmac or Timber -5%	-5%
Inferior Wall Finish	
Corrugated Asbestos Double Skin with Brick Base (e.g. 1 metre Dado)	- 12%
4.5" Brick	- 15%
Single Cladding (unlined and uninsulated)	- 15%
Precast Panels	- 25%
Single Sheet Corrugated Iron or Asbestos	- 35%
Timber (unlined & uninsulated)	- 50%

Additional wall finish deductions may be granted if required, following consultation with the Principal Valuer or Assistant Assessor.

4.4 Superior or Inferior Construction/Quality

Where an industrial building is of superior or inferior construction or quality, either as regards the basic structure, the finishes, fitting-out or services compared to the standard specification, care should be taken to ensure that the rates applied reflect such. In case of doubt, consult the Principal Valuer or Assistant Assessor.

5 AGE AND CONDITION

The following scale of allowances is provided as an indication of the reductions which may be appropriate for particular years of construction. The adjustment should be applied to the rate that has resulted from any adjustments already made under Section 4.

Allowances should be restricted or even completely withheld in the case of refurbished buildings depending on the degree of improvement. Allowances of greater than 50% should only be made in exceptional circumstances, as it is reasonable to assume that buildings built earlier than 1968 will have been subject to some degree of upgrading.

The condition allowance should only be varied from the following scheme in exceptional circumstances.

Year	-%	Year	-%	Year	-%
2026	0.0%	2005	16.0%	1984	37.0%
2025	0.5%	2004	17.0%	1983	38.0%
2024	1.0%	2003	18.0%	1982	39.0%
2023	1.5%	2002	19.0%	1981	40.0%
2022	2.0%	2001	20.0%	1980	41.0%
2021	2.5%	2000	21.0%	1979	42.0%
2020	3.0%	1999	22.0%	1978	43.0%
2019	3.5%	1998	23.0%	1977	44.0%
2018	4.0%	1997	24.0%	1976	45.0%
2017	4.5%	1996	25.0%	1975	46.0%
2016	5.0%	1995	26.0%	1974	47.0%
2015	6.0%	1994	27.0%	1973	48.0%
2014	7.0%	1993	28.0%	1972	49.0%
2013	8.0%	1992	29.0%	1971	50.0%
2012	9.0%	1991	30.0%		
2011	10.0%	1990	31.0%		
2010	11.0%	1989	32.0%	Allowances in excess of this to be granted in exceptional circumstances. Consult with Principal Valuer.	
2009	12.0%	1988	33.0%		
2008	13.0%	1987	34.0%		
2007	14.0%	1986	35.0%		
2006	15.0%	1985	36.0%		

6 DISABILITIES

The following table suggests a range of appropriate allowances for the most commonly found drawbacks to the occupation of industrial subjects. The list is not exhaustive but care should be taken to ensure that aggregated allowances are not excessive. Adjustment should be made either to the individual items affected by the disability (by applying the amount as a final adjustment to the rate that has resulted from all previous adjustments for the particular item) or by applying an end allowance to the value of the entire property.

Disability	Detail	Allowance
Bad shape and/ or layout		Deduct up to 10.00%
Liability to flooding*		Deduct up to 10.00%
Narrow bays with columns	3.00 metres apart 9.00 metres apart 15.00 metres apart	Deduct up to 10.00% Deduct up to 5.00% No allowance
One wall open to yard		Deduct up to 15.00%
Poor access		Deduct up to 5.00%
Restricted yard space as compared to rental evidence subjects		Deduct up to 5.00%
Variation in floor levels		Deduct up to 2.50%

* If the Valuer feels an allowance greater than 10% may be warranted then consult with a Principal Valuer or Assistant Assessor.

7 REDUNDANCY

An allowance for redundancy will not normally require to be considered in the valuation of this category of subject. In situations where an allowance for redundancy is being considered the issue should be discussed with the Assessor/Depute Assessor/ Assistant Assessors.

8 MULTI STOREY BUILDING ADJUSTMENT

Adjustments to multi storey buildings should be applied to the basic rate for the particular item, after any adjustment for location, in accordance with the following:-

8.1 Production

Floor	Goods & Passenger Hoist Adequate Standard Deduction	Goods & Passenger Hoist Inferior Standard Deduction	No Hoist Deduction
Ground	Nil	Nil	Nil
1 st	10%	15%	25%
2 nd	15%	20%	50%
3 rd	15%	25%	75%
4 th & above	15%	30%	95%
Basement	10%	15%	25%

Note:- The Goods and Passenger Hoist “Adequate Standard” column assumes a hoist adequate to serve the upper floors of a building. It is difficult to define “adequate” in this context as circumstances vary so much but as a guide a hoist of 6 person (450kg) capacity is expected in a medium sized unit with a larger 10 person (800kg) capacity hoist or more than one smaller hoist in large units. Where it is clear that the hoist is inferior and not sufficient to largely compensate for the upper floor situation, the storey allowance may be increased to that shown in the Goods and Passenger Hoist “Inferior Standard” column.

8.2 Offices

Main Floor	No Lift Deduction	Attic Floor	No Lift Deduction
Ground	Nil	-	-
1 st	Nil	1A	10%
2 nd	15%	2A	25%
3 rd	35%	3A	45%
4 th	45%	4A	50%
5 th	50%	5A	55%

There may be situations where these allowances may be inappropriate, having regard to individual cases. In such cases valuers should consult a Principal Valuer or Assistant Assessor.

8.2.1 Office Basements

The reduction factors for basements may require variation within wide limits to allow for variety of character, e.g. suitability of access, quality or daylighting etc, and each basement should be judged on its own merits.

9 QUANTUM

The allowances in the following table should be applied to the total value of the mainbuilding items, having regard to the total floor area of such items:-

AREA (m ²)	Allowance
750 and over	1%
800 and over	2%
850 and over	3%
900 and over	4%
1000 and over	5%
1200 and over	6%
1350 and over	7%
1500 and over	8%
1650 and over	9%
1800 and over	10%
1900 and over	11%
2000 and over	12%
2167 and over	13%
2333 and over	14%
2500 and over	15%
2667 and over	16%
2883 and over	17%
3000 and over	18%
4000 and over	19%
5000 and over	20%
6000 and over	21%
7000 and over	22%
8000 and over	23%
9000 and over	24%
10000 and over	25%
11000 and over	26%
12000 and over	27%
13000 and over	28%
14000 and over	29%
15000 and over	30%
16000 and over	31%
17000 and over	32%
18000 and over	33%
19000 and over	34%
20000 and over	35%
22000 and over	36%
24000 and over	37%
26000 and over	38%
28000 and over	39%
30000 and over	40%
32000 and over	41%
34000 and over	42%
36000 and over	43%
38000 and over	44%
40000 and over	45%
42000 and over	46%
44000 and over	47%

46000 and over	48%
48000 and over	49%
50000 and over	50%

10 COLD STORES

See separate SAA Industrial Committee Practice Note 2 – Valuation of Cold Stores.

It should be noted that, where these are formed within an industrial building, the addition for wall head height should relate to the full height of the building itself and not the cold store ceiling (where the space above the cold store is used to house related plant and machinery). In addition, as mentioned in Section 1.1 of this report, the thickness of all internal walls should be included in GIA. This also includes cold store walling/lining.

11 LAND

Reference should be made to the description in Section 2.2.

11.1 Excess Land

In a comparative method valuation where the site exceeds the standard area of 1½ times the total gross external area of the footprint of the buildings, any additional amount of value added to reflect this should be considered in context of comparable local evidence. Reference should be made to TVJB's Yards and Ground valuation instruction.

This instruction should only apply in cases where an area of land on the site has been incorporated within the boundary of the subject and has benefited from site improvements, e.g. levelled, drained etc.

11.2 Development Land

Where areas of land reserved for future development are identified, these should be considered at the discretion of the Valuer in consultation with the Principal Valuer or Assistant Assessor.

12 ADDITIONS/ANCILLARIES

12.1 The following approach is recommended for the treatment of minor buildings and elements frequently associated with industrial subjects.

Item	Approach to valuation
Canopies	Apply 25% of the appropriate basic rate for a simple roof and up to 40% for more substantial structures.
Loading Platforms & Dock Levellers	Value by application of the Contractor's Basis of valuation with reference to guidance and replacement costs contained in the Rating Cost Guide Scotland.
Mezzanine Floors	<p>The part of the building over which the mezzanine is constructed should continue be valued in the normal way without reference to the existence of the mezzanine, i.e. without allowances for any perceived restrictions which are solely as a result of the existence of the mezzanine. The mezzanine itself should be treated solely as an addition to value, not as a burden, and valued at between 15% to 30% of the appropriate basic rate depending on strength and quality. Where the structure is of good quality construction and capable of significant weight, relative to the nature of the property as a whole, then it should be included as a separate item within the valuation, thus benefiting from quantum and age and condition allowances. It may however be appropriate to include less substantial structures as ancillaries.</p> <p>(Typical examples of the latter may be the space over an office utilised for light storage, whilst the former would be exemplified by a purpose built structure for process or heavy-duty storage constructed on steel columns with steel mesh or concrete slab flooring)</p>

12.2 Contractors Huts, Portable Cabins and other temporary buildings

Reference should be made to TVJB's Portable Cabins and Similar Subjects valuation instruction.

12.3 Valuation of Ancillaries

Ancillaries may be added to the valuation before or after the application of end allowances. When adding ancillaries to the valuation valuers should give consideration to the nature of any such end allowances given when deciding whether ancillaries should be subject to those. Typically Plant and Machinery under point 13 below, valued by reference to cost, would not be subject to end allowances.

**13 THE VALUATION FOR RATING (PLANT AND MACHINERY) (SCOTLAND)
REGULATIONS 2000 (as amended)**

Valuers should be aware of the above Regulations and a check should be made that all appropriate additions have been made before the valuation is concluded. In respect of items excluded under the Valuation for Rating (Plant and Machinery) (Scotland) Amendment Regulations 2023, valuers should ensure that the property record is updated to take note of the existence of these through appropriate coding at nil value, in order to ensure the valuation can be updated upon expiry of the exemption period.

PART 2

VALUATION OF NEST FACTORIES AND SMALL INDUSTRIAL SUBJECTS

1 GENERAL

This Report and Scheme of Valuation (Part 2) should be considered in conjunction with Part 1, as the same principles apply throughout.

2 DESCRIPTION

For the purposes of this report, the term "Nest" Factory and Small Industrial Unit shall be defined as a single storey unit of 700m² or less gross internal area having light steel or concrete frame with walls of insulated cladding or masonry equivalent, insulated roof and granolithic floor finish, and a standard quality of electric light but no heating. Normal wallhead height 3.8m to 5.0m.

This report covers a variety of subjects ranging from "nest" or "starter" units with shared parking and circulation space to stand-alone industrial buildings with dedicated site.

2.1 Offices and Ancillary Areas

Refer to Section 2.1 of Part 1 Report.

2.2 Site

Where the subject benefits from exclusive site amenities, reference should be made to Section 2.2 of Part 1 – Valuation of "Standard" Factories and Allied Subjects.

In those instances where there is no facility for shared parking or other common circulation space, an allowance of up to 5% may be appropriate.

3 BASIC RATES

3.1 Rates

The rental analysis is based upon a range of units of 700m² or less, varying widely in style, use and age (however, the rates noted below are consistent with the evidence derived from rents passing at or around the tone date of 1 April 2025).

Location	Production Area		Offices	
	Rate (m ²)		Rate (m ²)	
Dundee	£87		£130.50	
Perth & Kinross				
Perth & Invergowrie	£87		£130.50	
Inveralmond and North Muirton Ind Estates	£87		£130.5	
Friarton, Ind'l Estate	£87		£130.50	
All Burghs (Ind'l Estates)	£75		£112.50	
All Burghs (Other Locations)	£60		£90.00	
Villages & Landward (Ind'l Estates)	£65		£97.50	
Villages & Landward (Other Locations)	£50		£75.00	
Angus				
Main Burghs	£70		£105	
Small Burghs	£60		£90	
Well Located Landward	£60		£90	
Villages & Landward	£50		£75	

3.2 Transparency of Comparables

The rental comparables used to inform the above rates should be identified through the relevant internal TVJB systems and coded consistently in accordance with guidance in order to facilitate the display of addresses at the SAA Portal.

Any specific localised exceptions to the above generally applicable rates should also be appropriately coded in order to facilitate the display of comparables in line with statutory requirements.

4 ADJUSTMENT TO BASIC RATES

The above rates are applicable to buildings of the type specified in Section 2. Where appropriate, the rates should be adjusted having regard to the technical specification and age of individual buildings in accordance with Sections 4 and 5 of Part 1.

A number of these subjects may be located outwith traditional industrial locations. In such instances, care should be taken to ensure the valuation adequately reflects its use, style and location. For example, an industrial unit situated on a business park may require separate consideration outwith the terms of this report. In cases where the Valuer is uncertain as to the correct classification, guidance should be sought from a Principal Valuer or Assistant Assessor, and any resulting exceptions should refer to the relevant comparable evidence in line with section 3 above.

5 AGE AND CONDITION

Reference should be made to Section 5 of Part 1.

6 DISABILITIES

Reference should be made to Section 6 of Part 1.

7 QUANTUM

7.1 The impact of size on value can vary depending on the local market conditions and has been assessed accordingly.

The allowances in the following tables should be applied to the appropriate locality taking account of the total value of the main building items, having regard to the total floor area of such items:-

The following quantum scale is to be applied to properties in **Angus**

From	To	Allowance %
0	35	50%
35	40	48%
40	45	46%
45	50	45%
50	55	35%
55	60	30%
60	65	25%
65	70	18%
70	75	13%
75	80	9%
80	85	8%
85	90	6%
90	95	5%
95	100	4%
100	105	3%
105	110	2%
110	120	1%
120	130	0%
130	140	0%
140	150	-5%
150	160	-10%
160	170	-15%
170	180	-18%
180	190	-20%
190	200	-20%
200	210	-20%
210	220	-20%
220	230	-20%
230	240	-23%
240	250	-23%
250	260	-23%
260	280	-23%
280	300	-25%
300	320	-28%
320	340	-30%
340	360	-31%
360	380	-32%
380	400	-33%
400	420	-34%
420	440	-35%
440	460	-36%
460	480	-37%

480	500	-38%
500	520	-39%
520	540	-40%
540	560	-41%
560	580	-41%
580	600	-42%
600	620	-42%
620	640	-43%
640	660	-43%
660	680	-44%
680	700	-44%
700		-45%

The following quantum scale is to be applied to **Perth City (including Inveralmond, Muirton and Friarton)**

AREA (m ²)	Allowance % (minus)
< 50	0%
50 - 75	1%
76 - 100	2%
101 - 125	3%
126 - 150	4%
151 - 175	5%
176 - 200	6%
201 - 225	7%
226 - 250	8%
251 - 275	9%
276 - 300	10%
301 - 325	11%
326 - 350	12%
351 - 375	13%
376 - 400	14%
401 - 425	15%
426 - 450	16%
451 - 475	17%
476 - 500	18%
501 - 525	19%
526 - 550	20%
551 - 575	21%
576 - 600	22%
601 - 625	23%
626 - 650	24%
651 - 700	25%

The following quantum scale is to be applied in all other areas of Perth and Kinross:

Area		Quantum %
0	35	15%
35	40	14%
40	45	13%
45	50	12%
50	55	11%
55	60	10%
60	65	9%
65	70	8%
70	75	7%
75	80	6%
80	85	5%
85	90	4%
90	95	3%
95	100	2%
100	105	1%
105	110	0%
110	120	0%
120	130	-1%
130	140	-2%
140	150	-3%
150	160	-4%
160	170	-5%
170	180	-6%
180	190	-7%
190	200	-8%
200	210	-9%
210	220	-10%
220	230	-11%
230	240	-12%
240	260	-13%
260	280	-14%
280	300	-15%
300	320	-16%
320	340	-17%
340	360	-18%
360	380	-19%
380	400	-20%
400	420	-21%
420	440	-22%
440	460	-23%
460	480	-24%
480	500	-25%
500	520	-26%
520	540	-27%
540	560	-28%
560	580	-29%
580	600	-30%
600	620	-31%

620	640	-32%
640	660	-33%
660	680	-34%
680	700	-35%

The following quantum scale is to be applied to **Dundee City**

AREA (m ²)	Allowance %(minus)
< 50	0%
50 – 67	1%
68 – 85	2%
86 – 103	3%
104 – 121	4%
122 – 139	5%
140 – 157	6%
158 – 175	7%
176 – 193	8%
194 – 211	9%
212 – 229	10%
230 – 247	11%
248 – 265	12%
266 – 283	13%
284 – 301	14%
302 – 320	15%
321 – 339	16%
340 – 358	17%
359 – 377	18%
378 – 396	19%
397 – 415	20%
416 – 434	21%
435 – 453	22%
454 – 472	23%
473 – 491	24%
492 – 510	25%
511 – 529	26%
530 – 548	27%
549 – 567	28%
568 – 586	29%
587 – 605	30%
606 – 624	31%
625 – 643	32%
644 – 662	33%
663 – 681	34%
682 – 700	35%

8 LAND

Refer to Section 11 of Part 1.

PART 3

VALUATION OF MILLS AND WORKS

1 GENERAL

This Report and Scheme of Valuation (Part 3) should be considered in conjunction with Part 1, as the same broad principles apply throughout.

2 DESCRIPTION

For the purposes of this Practice Note, the expression “Mills and Works” shall be deemed to include buildings formerly used as mills and works, which may now have been sub-divided, and other subjects of a similar character occupied for the purposes of stores, warehouses, etc. Typical examples are Baltic Works, Dundee, Wellfield Works, Dundee or Todd & Duncan, Kinross.

2.1 Site

It will be found that the majority of such subjects have minimal yard and circulation space. Accordingly, no adjustment to reflect such will normally be required. Where the Valuer is of the opinion that the subject falls outwith this norm, reference should be made to the appropriate sections in Part 1.

3 RENTAL EVIDENCE

The rental rates per square metre have been derived from actual rents of Mills and Works subjects and assume that the premises are in reasonably good structural condition and a reasonable state of repair. The rental rates reflect the characteristics of a typical Mill and Works building and therefore **no allowances** should be made when these characteristics are present. In particular wall heights are often lower than standard industrials, columns are commonly found, there is frequently no roof insulation and natural light can be minimal.

Note:- Adjustments to reflect “Condition” which is clearly inferior or superior to the norm may be granted in accordance with Section 4.1 of this Practice Note.

Note:- Where a new building is erected at an old Mills & Works factory it should be treated in accordance with Part 1, Part 2 or Part 4 as appropriate.

3.1 Basic Rates (to be amended as appropriate)

Location	Production Area		Offices	
	Rate (m ²)		Rate (m ²)	
Dundee	£15.00		£22.50	
Perth & Kinross				
Perth & Invergowrie	£15.00		£22.50	
Main Burghs, Kinross & Milnathort	£13.50		£20.25	
Small Burghs	£11.00		£16.50	
Villages & Landward	£ 8.00		£12.00	
Angus				
Main Burghs	£12.00		£18.00	
Small Burghs	£12.00		£18.00	
Villages & Landward	£ 8.00		£12.00	

If the offices are found to be of a poor standard, it may be appropriate to apply a mid rate.

4 ADJUSTMENT TO BASIC RATES

Bearing in mind the usual disabilities suffered by this type of subject, as noted at section 3 above, there may be exceptional circumstances when further adjustment is required to the basic rate. In such cases, reference should be made to Section 4 in Part 1.

Note: Further allowances should be applied with caution, if the Valuer is in any doubt, consult a Principal Valuer or Assistant Assessor.

4.1 Adjustment for Condition

For this type of subject it may be appropriate to apply an adjustment in those cases where it is clear that the condition of the property is either superior or inferior to the norm.

Condition	Adjustment
	Mills & Works
Good	add up to 30%
Inferior	deduct up to 40%

5 DISABILITIES

The following deductions may be applied to individual buildings or to the whole subject, according to the circumstances.

a)	Poor building design	up to 10%
b)	Variation in floor levels	up to 2.5%
c)	Works divided by public road	up to 5%
d)	Poor access	up to 5%
e)	Bad shape and layout of site	up to 10%
f)	No natural light	up to 2.5%

6 REDUNDANCY

The rates to be applied after an analysis of the available rental evidence already reflect a degree of redundancy. An additional allowance for redundancy will not normally require to be considered in the valuations of this category of subject. In situations where an additional allowance for redundancy is being considered the issue should be discussed with an Assistant Assessors or Principal Valuer.

7 MULTI-STOREY BUILDINGS

Adjustments to multi storey buildings should be applied to the basic rate for the particular item, after any adjustment for location, in accordance with the following:-

7.1 Production

Floor	Goods & Passenger Hoist Adequate Standard (see Note) Deduct	Goods & Passenger Hoist Inferior Standard (see Note) Deduct	No Hoist Deduct
Ground	Nil	Nil	Nil
1 st	10%	15%	25%
2 nd	15%	20%	50%
3 rd	15%	25%	75%
4 th & above	15%	30%	95%
Basement	10%	15%	25%

Note:- The Goods and Passenger Hoist “Adequate Standard” column assumes a hoist adequate to serve the upper floors of a building. It is difficult to define “adequate” in this context as circumstances vary so much but as a guide a hoist of 6 person (450 kg) capacity is expected in a medium sized unit with a larger 10 person (800 kg) capacity hoist or more than one smaller hoist in large units. Where it is clear that the hoist is inferior and not sufficient to largely compensate for the upper floor situation, the storey allowance may be increased to that shown in the Goods and Passenger Hoist “Inferior Standard” column.

7.1 Offices

Main Floor	No Lift Deduction	Attic Floor	No Lift Deduction
Ground	Nil	-	-
1 st	Nil	1A	10%
2 nd	15%	2A	25%
3 rd	35%	3A	45%
4 th	45%	4A	50%
5 th	50%	5A	55%

There may be situations where these allowances may be inappropriate, having regard to individual cases. If there is any doubt, consult with an Assistant Assessor or Principal Valuer.

8 QUANTUM

The allowances in the following table should be applied to the total value of the main building items, having regard to the total floor area of such items:-

AREA (m ²)	Allowance
750 and over	1%
800 and over	2%
850 and over	3%
900 and over	4%
1000 and over	5%
1200 and over	6%
1350 and over	7%
1500 and over	8%
1650 and over	9%
1800 and over	10%
1900 and over	11%
2000 and over	12%
2167 and over	13%
2333 and over	14%
2500 and over	15%
2667 and over	16%
2883 and over	17%
3000 and over	18%
4000 and over	19%
5000 and over	20%
6000 and over	21%
7000 and over	22%
8000 and over	23%
9000 and over	24%
10000 and over	25%
11000 and over	26%
12000 and over	27%
13000 and over	28%
14000 and over	29%
15000 and over	30%
16000 and over	31%
17000 and over	32%
18000 and over	33%
19000 and over	34%
20000 and over	35%
22000 and over	36%
24000 and over	37%
26000 and over	38%
28000 and over	39%
30000 and over	40%
32000 and over	41%
34000 and over	42%
36000 and over	43%
38000 and over	44%
40000 and over	45%
42000 and over	46%
44000 and over	47%
46000 and over	48%
48000 and over	49%
50000 and over	50%

PART 4

VALUATION OF MISCELLANEOUS WORKSHOPS & STORES

1 GENERAL

This miscellaneous group of subjects includes a multitude of property descriptions covering all types of workshops and stores of various sizes and construction. This distinct group are to be considered separately from the other three main groupings, i.e. Standard, Nest, and Mills and Works. This group of subjects will be valued on the separate Part 4 Valuation System, using the rates and allowances set out in this Practice Note.

Below is a synopsis of the type of Workshop/Store to be found throughout the Tayside Valuation Joint Board area and from this list one should be able to value any subject which is clearly outside the criteria laid down in Part 1, 2 and 3..

2 BASEMENT STORES AND WORKSHOPS

Usually these are basements of subjects in old tenements or shops etc. with a separate access off a pend or at the rear of the building. A basement might be created by the topography of the ground and be of basement level at one end and semi-basement or even ground floor level at the other. Discretion must be used when deciding whether the subject is or is not a basement.

3 TENEMENT AND HOUSE TYPE STORES AND WORKSHOPS

Normally a former flat in a city tenement block or a former cottage now used as a store or workshop. More often than not the store or workshop is on the ground floor but occasionally former upper floor houses are used for this purpose.

4 SHOP TYPE STORES AND WORKSHOPS

This category comprises former shop premises, usually in secondary situations. Care must be taken and discretion used in deciding whether the subjects should continue to be valued as a shop at the appropriate Zone A rate for that particular street or at a rate commensurate with the Part 4 level. Have regard to any local rental evidence.

5 PURPOSE BUILT STORES AND WORKSHOPS

These normally comprise single storey buildings, though can extend over 2 or more floors. Construction can vary widely from modern portal frame buildings to brick construction with asbestos roofs, to old stone and slated subjects. Exceptionally, construction may be corrugated iron, corrugated asbestos or timber structures.

Consideration should be given to valuation of more modern structures in accordance with

the “Standard” buildings (Part 1) or “Nest Factories and Small Industrial” (Part 2) valuation instructions, depending on circumstances. Careful judgement is required to place the subject into the correct category and in addition to construction, location must be carefully considered. Most of these structures are occupied by small businesses.

6 SCHEME OF VALUATION

The rates per m² are derived from rents fixed at or around the tone date of 1 April 2025. Subjects considered to be Part 4 properties are placed into one of seven classes as detailed in section 11 below. The appropriate class to adopt will depend on a number of factors: construction, location (in a recognised industrial location or mixed use area), services enjoyed, degree of refurbishment carried out and age of the building.

Given the spread of properties that fall to be valued under this approach, it will be found that the quality of services within the buildings may vary widely. Care should be taken when considering whether allowances are due as the rate adopted may already account for the particular circumstances.

7 YARDS

This class of subject does not necessarily have a yard space as a normal adjunct to the property. If there is no yard space, an allowance is not normally given. However if the rate applied is similar to local Part 1 or Part 2 rates, then an allowance may be merited in these circumstances. Some do have yards which exceed the tolerance of 1½ times the total gross external area of the footprint of the buildings. In that instance, reference should be made to the Yards & Ground valuation instruction.

8 TOILET FACILITIES

The basic rates have been arrived at from an analysis of the rents of subjects which do have toilet facilities. If toilet facilities do not exist or are in limited supply deduct up to 5% of basic rate. In some of these subjects the toilet facilities will be very poor although functional. Where the property comprises more than one building, this matter should be considered in relation to the facilities available within the entire complex. Any allowance should normally apply to the whole complex and not the individual buildings.

9 CLASSIFICATION OF STORES & WORKSHOPS

Care should be taken to adopt a classification commensurate with the age, construction, condition and degree of refurbishment of the building. Whilst it is likely that the oldest buildings with little adaptation will be valued as Part 4.1s, age alone is not the principal determinant. Construction, condition and services enjoyed will inform the appropriate classification to adopt.

Class 4.1

Generally the oldest and poorest buildings to value. Often of single storey stone or brick construction with a mix of roof coverings and internally concrete floor or similar. Adequate electric light will be assumed but no heating. Expected to be wind and watertight with little or no improvements or adaptation.

Class 4.2

A similar specification to Part 4.1, but generally in better condition or having some modest improvements carried out since being constructed.

Class 4.3

Generally single storey brick or concrete block building with an unlined flat or pitched roof supported on light steel or timber roof trusses. There is adequate electric light but no heating.

Class 4.4

Generally single storey brick built, concrete block, or equivalent construction, with an unlined roof on light roof trusses. There is adequate electric light but no heating.

Class 4.5

Generally built using modern construction methods with single storey brick or concrete block external walls, light on a steel or portal frame with a profile sheeting, asbestos or metal decking roof and concrete floor. Includes adequate electric light but not heating. When the building is in a recognised industrial location, or is of superior construction to the norm, it may be more appropriate to consider a Standard (Part 1) or Nest Factories and Small Industrial Subjects (Part 2) valuation approach.

Condition Classes 4.1 to 4.5

No further allowance should normally be made for condition. However, further allowances where the buildings are in particularly poor condition but are still useable may be applied up to a maximum of 30%. When large allowances are being granted, consideration should be given to whether the subject is being valued at the appropriate Part 4 class.

Class 4.6

The nominated rates shall apply to subjects of timber, corrugated iron or single sheet asbestos construction. Adjustment for age and condition will be a matter for consideration by the valuer having regard to the particular circumstances in each case.

The following table is provided for adjustment of **Class 4.6 rates only**.

Age & Condition	Adjustment
Old - Poor condition	deduct up to 30%
Reasonable condition	N/A
Modern - New condition	add up to 50%

Class 4.7 – Tenements/Cottages

These subjects comprise former tenement flats or former cottages occupied for the purpose of a workshop or storage only. As they are different in character to the other Part 4 subjects they have been considered on their own merits. When there is limited rental evidence, consideration to be given to other local Part 4 rates adopted.

10 CLASS 4 – STORES & WORKSHOPS – TABLE OF RATES

The rates should be applied according to classification and location.

Do not interpolate between these rates. If the valuer considers none of the descriptions are entirely appropriate, then an allowance of up to 10% can be granted.

Where a building has been refurbished it may be more appropriate to adopt an alternative classification.

10.1 Table of Basic Rates per m²

Location	Class	Class	Class	Class	Class	Class	Class
	4/1	4/2	4/3	4/4	4/5	4/6 Temp.	4/7 Tenement
Dundee City	£36	£36	£47	£47	£56	£22	£32
Perth & Kinross							
Perth City	£30	£40	£40	£45	£56	£18	£18
Kinross / Milnathort	£30	£35	£35	£35	£45	£16	£16
Other Main Burghs	£30	£35	£35	£35	£45	£16	£16
Small Burghs	£30	£30	£30	£30	£35	£15	£15
Village & Landward	£25	£25	£25	£25	£30	£10	£10
Angus							
Main Burghs	£30	£30	£30	£30	£40	£12	£15
Small Burghs & well located Landward	£28	£28	£28	£28	£28	£12	£13
Villages	£25	£25	£25	£25	£25	£10	£8
Landward	£25	£25	£25	£25	£25	£10	£8

It may be appropriate to adopt a higher rate where subjects in a landward area are situated in a good location e.g. adjacent to the A90 Perth to Aberdeen road where rental evidence supports this approach.

10.2 Multi Storey Buildings: Floor Allowances

Where the property is a multi storey building or is located on a floor other than ground floor, allowances should be applied in accordance with Section 8 of the Part 1 instruction.

10.3 Offices: Enhanced Rate

Where offices are present in addition to workshop and storage areas, consideration should be given to their quality and extent in comparison with the remainder of the subject. Where, in the opinion of the valuer, it is appropriate to value office areas at a higher rate than the proposed rate for the Store/Workshop, either a full office rate (+50%) or mid rate (+25%), dependent on circumstances, should be selected.

11 PORTABLE CABINS

Reference should be made to the Portable Cabins and Similar Subjects valuation instruction.

12 AIRCRAFT HANGARS

It is not proposed to nominate in this main Industrial Report rates for the types of subjects which are to be found on former wartime airfields e.g. Montrose and Errol, and on ex-Ministry of Defence Establishments e.g. Dalcrue, Almondbank. These subjects will be valued on the Comparative Principle having regard to the local rental evidence available.

13 ADJUSTMENT TO BASIC RATES

13.1 Heating

Heating installations are not normally present in this class of property. Where found add in accordance with the following table:-

Standard	Addition to Basic Rate (m ²)
Poor - an insufficient number of heating units or dated units providing limited coverage	5%
Fair - heating units providing background heating/partial coverage only	7½%
Standard - heating units of a type commensurate with the age of the building providing full coverage	10%
Superior - most comprehensive system of heating units, may be computer controlled	12%

13.2 Air Conditioning

Most unlikely to be found in Stores or Workshops but if found follow the guidance in Part 1 Industrial instruction at 4.3.2.

13.3 Lighting

The nominated rates are inclusive of adequate lighting. If, in the opinion of the valuer, the lighting is thought to be less than adequate or lacking altogether having regard to the classification deduct up to 10%. An addition of 2.5% may be made if the lighting is considered to be superior.

13.4 Other Additions (Workshop and Stores Buildings)

- a) Roof & Wall Insulation - If present, check that the subject has been correctly classified.

- b) Floor Finishes - Normal finishes are already included in the basic rate. If exceptional cases are found refer to table 4.3.5 of Part 1 for guidance.
- c) Internal Wall Finishes - Normal finishes are already included in the basic rate. The multitude of wall finishes to be found in this type of subject does not appear to matter to existing tenants and no addition should be made to the basic rate unless the finish is superior and is necessary for the process carried out by the occupier, e.g. food safe, wipe clean surface. See 4.3.5 of Part 1.
- d) Sprinklers - Unlikely to exist but if found follow the additions at 4.3.5 of Part 1.
- e) Extra Wallhead Height - May be found in a small number of cases. Care should be taken in applying the additions at 4.3.4 of Part 1 as this may be a legacy of the building's previous specialised use.

13.5 Deductions (Store & Workshop Buildings)

	Deduction from Basic Rate
Lack of Roof Insulation	Nil
Inferior Floor Finish	
Unscreened Concrete Floor	Nil
Gravel or Hardcore floor	10%
Earth Floor	20%
Lower than normal wallhead	
There is no 'normal' height for this type of Store or Workshop but it is considered reasonable to give allowance if less than the following -	
3.0m	2%
2.5m	4%
2.0m	6%

13.6 Open Fronted Building

Where a building has an open front – deduct 15% from the basic rate.

Where a building is open on 3 sides - deduct 50% from the basic rate. Compare with the recommendations for canopies at 12.1 of Part 1.

14 DISABILITIES

The following deductions may be applied to individual buildings or to the whole subject as the case may be, according to circumstances.

- 1) Variation in floor levels Up to 2½%

2) Poor Access

Up to 5%

It must be remembered that this class of subject will have features such as "Poor Building Design" or "Bad Shape and layout of site, etc." inherent in the buildings and no further allowance should be given as the norm takes account of such matters or similar matters which may be considered a drawback in the type of buildings categorised in the Part 1, 2 and 3 valuation instructions.

Where any such allowance is considered reference should be made to the norm defined by the rental evidence.

15 QUANTUM

Allowance for quantum is to be determined by the total area of all the buildings which the subject comprises. The actual allowance to be applied will be interpolated between the points noted below. When not a whole number, below .5 to be rounded down, .5 or above to be rounded up. The following table should be used:-

AREA m ²	Allowance %
<100	0%
100	1%
125	5%
150	10%
175	12.5%
200	15%
225	17.5%
250	20%
275	21.67%
300	23.33%
325	25%
350	26.67%
375	28.33%
400	30%
425	32.5%
450	35%
475	37.5%
500	40%
550	41%
600	42%
650	43%
700	44%
750	45%
800	46%
850	47%
900	48%
950	49%
>1,000	50%

There may in some instances be a case for applying an inverse quantum adjustment to subjects below 50m².

Please examine any available rental evidence and consult with the Principal Valuer or Assistant Assessor before applying inverse quantum.