

Revaluation 2026

Public Buildings Committee

Practice Note 1 Valuation of Airports

1.0 Introduction

- 1.1 This Practice Note deals with the valuation of Airports.

2.0 Basis of Valuation

- 2.1 It is recommended that for larger International Airports consideration of use of the Receipts and Expenditure Method of Valuation should be undertaken. If after taking into account, all the facts and circumstances this method is not appropriate for the Airport under consideration, then the Contractor's basis should be adopted.
- 2.2 The Civil Aviation Authority publishes a list of airports which hold an Aerodrome Certificate issued in accordance with UK Regulation 139/2014. This may prove useful when considering when to use the Receipts and Expenditure or the Contractor's Basis of Valuation. If the Receipts and Expenditure method of valuation is to be adopted, reference should be made to the Joint Professional Institutions' Rating Valuation Forum's Guidance Note "The Receipts and Expenditure Method of Valuation for Non-Domestic Rating.
- 2.3 The remaining sections of this Practice Note relate exclusively to situations where the Contractor's Basis is deemed the appropriate method of valuation.
- 2.4 The valuation will include all land, civil engineering works, buildings, roads, car parks and rateable plant in the rateable occupation of the Airport Authority. However, separate entries will be required for subjects such as shops, catering outlets, check-in desks, departure lounges, car hire subjects, offices, filling stations etc. if the airport operator is not in rateable occupation.
- 2.5 Those subjects which require to be separately entered on the Roll should be valued in accordance with the appropriate SAA Practice Note.

- 2.6 Agricultural land, exclusively occupied for agricultural purposes is currently exempt from being entered in the Roll.

3.0 Survey and Measurement

- 3.1 Building areas should be calculated on a Gross External Area (GEA) basis for each main floor.
- 3.2 Where a subject is of older construction e.g. stone, and has thicker than normal walls, the area should be adjusted on a floor by floor basis in accordance with SAA Valuation of Contractor's Basis Subjects, Areas Adjustment and External Works' Costs Practice Note to adjust the floor area to the modern equivalent.
- 3.3 Site area should be calculated together with the areas of any car parks, roadways, taxiways/aprons and other paved or landscaped surfaces. Measurements and details of boundary walls, fences and any other items in the nature of external works, civil works or plant and machinery should also be noted.

4.0 Building and External Works Costs

- 4.1 The available cost evidence was analysed in accordance with the SAA Contractor's Basis Valuations Practice Note.

5.0 Valuation

- 5.1 Valuations should be carried out in accordance with the SAA Contractor's Basis Valuations Practice Note.

6.0 Estimated Replacement Cost (ERC)

- 6.1 Unit Cost Rate (Buildings) are shown in Appendix A.
- 6.2 Adjustments to these costs may be necessary to reflect the actual circumstances at individual airports and the particular types of construction.
- 6.3 The basis for other buildings will be the adjusted replacement cost from the Rating Cost Guide Scotland.
- 6.4 Allowances in addition to the normally agreed allowances may be necessary at "Stage 2" for buildings on the following grounds:
- i) Listed buildings – development restrictions, higher upkeep costs etc.
 - ii) Accommodation problems/constraints operational requirements caused by statutory operational requirements.

- iii) Physical constraints.
- iv) Building in advance of requirements.
- v) Additional development affecting utilisation of existing space.
- vi) Functional obsolescence.

6.5 Unit Cost Rate (Other Items)

6.5.1 Runways

The basis to be adopted is the adjusted replacement cost as set out in Appendix B. The cost to be adopted will be based upon the PCN (Pavement Classification Number) published on the CAA website or appropriate trade publication current at the valuation date or alternatively consideration will be given to any documentary evidence produced on behalf of the occupier as to specification. In this respect regard will also be given to the types of Aircraft using the runway and their requirements as regards PCNs.

The costs should be adjusted to take account of any age-related disabilities with guidance provided at 7.3. Allowances may also be necessary for excessive strength, widths and lengths caused by historic reasons or environmental or operational restraints.

6.5.2 Taxiways/Aprons

Similar levels of costing and allowances to runways will be applicable (unless evidence is provided as to lower specifications for these items) but account should be taken of any disabilities arising because of shape/operational restrictions. It may be appropriate to make an addition to reflect blast screens or hydrants (where not separately accounted for).

6.5.3 Car Parks

The basis to be adopted for multi-storey car parks is the adjusted replacement cost as set out in Appendix A. In the case of surfaced car parking, the adjusted replacement cost should be taken from the Rating Cost Guide Scotland.

6.5.4 Roads

Those roads, which are not public highways, and are in the rateable occupation of the airport authority and which lie within the airport's boundary, are to be included in the airport assessment.

6.6 Unit Cost Rates (External Works)

Other External Works should be valued in accordance with SAA Valuation of Contractor's Basis Subjects, Areas Adjustment and External Works' Costs Practice Note.

6.7 Adjustments to ERC

Adjustments in respect of contract size and additions for professional fees should be made in accordance with the recommendations contained in the SAA Contractor's Basis Valuations Practice Note.

7.0 Adjusted Replacement Cost (ARC)

- 7.1 In applying age-related obsolescence allowances, reference should be made to guidance in SAA Contractors Basis Valuations Practice Note and SAA Valuation of Contractor's Basis Subjects, Areas Adjustment and External Works' Costs Practice Note. Table E at Appendix 1 should be used. In particular it should be noted that allowances in respect of age in excess of 50% should only be given to buildings and plant in exceptional circumstances.
- 7.2 Further allowances of a functional and technical nature should be considered in accordance with SAA Contractor's Basis Valuations and SAA Valuation of Contractor's Basis Subjects, Areas Adjustment and External Works' Costs Practice Notes.
- 7.3 When considering age related disabilities for Runways, Taxiways/Aprons regard should be had to the fact that licensed pavements are regularly resurfaced to CAA standards, therefore a maximum age-related allowance of 6% is appropriate for such pavements. The appropriate scale is shown in Appendix C.
- 7.4 The above allowances should not be aggregated but applied in sequence to provide the Adjusted Replacement Cost of a particular item.

8.0 Plant and Machinery

- 8.1 The Building unit cost rates in section 6 are normally inclusive of service plant typically found in subjects covered by this Practice Note. Rateable items of plant and machinery not already reflected in these rates should be dealt with in terms of the Valuation for Rating (Plant & Machinery) (Scotland) Regulations 2000 (as amended) and valued with reference to the Rating Cost Guide Scotland.
- 8.2 Security equipment has been reflected (where rateable) within the agreed terminal costings. No further addition for these items will be appropriate.

9.0 Land

- 9.1 Land value should be determined by reference to local evidence and the SAA Contractor's Basis Valuations Practice Note

9.2 The basis for the valuation of the land upon which the airport is sited is as set out below. This should arrive at an appropriate overall value for the whole airfield site.

9.2.1 Land under Terminal buildings, adjacent multi-storey car parks, piers, satellite airside terminals and walkways etc should be taken at an appropriate land value as at one date on a double footprint basis.

9.2.2 Land under runways, taxiways, aprons, aircraft stands, surface car parks, roads and other hard surfaced areas, to be taken at an appropriate land value as at one date.

9.2.3 The "remaining land" to be based on agricultural value appropriate to the locality.

9.2.4 As a cross check the overall price per hectare produced by the above should be considered.

9.2.5 Where it can be demonstrated that the introduction of Government, EU or IATA requirements in respect of security, increased insurance premiums or other relevant factors such as waste management and re-cycling, have impacted on the airport operator such that it reduces the potential rental bid, consideration should be given to reflecting such issues in the value applied to the land element within the valuation.

10.0 Decapitalisation Rate

10.1 The appropriate statutory decapitalisation rate should be used.

11.0 End Allowance

11.1 Any factors or circumstances which might affect the value of the occupation of the lands and heritages as a whole should be reflected at this stage. An adjustment under this head should not duplicate adjustments made elsewhere.

A "stand back and look" allowance may be appropriate at some airports in order to arrive at a valuation which accords with the statutory definition of Net Annual Value. Examples of end allowances that have been adopted in the past have included;

- | | | | |
|------|---|---|-----------------------------|
| i) | Underutilisation/surplusage. |) | |
| | |) | |
| ii) | Restricted Passengers/Traffic. |) | <u>If not</u> |
| | |) | <u>accounted</u> |
| iii) | Runway/operational restrictions/planning obligations. |) | <u>for at an</u> |
| | |) | <u>earlier stage</u> |
| iv) | Lack of facilities affecting viability. |) | <u>in the</u> |
| | |) | <u>valuation</u> |
| v) | Infrastructure provided in advance of requirements. |) | |
| | |) | |
| vi) | Continuing infrastructure alterations affecting airport operations. |) | |
| | |) | |

11.2 It may be necessary to check the valuation produced by comparison with other airport assessments on an analysis per workload units per passenger, per aircraft movement or in relation to the "Gross Take" of the airport. Workload units are the preferred basis and should be based upon the published Statistics for 2024/25. Workload units are calculated on the basis that 1 passenger plus baggage = 200lb, to convert into metric tonnes a divisor of 11 should be applied to the total passenger numbers shown in the CAA statistics. To this figure the total cargo tonnage must be added to give a workload figure.

Appendix A

Building Costs

Terminal Buildings	£/m²
BAND 1. MAJOR INTERNATIONALS <i>Multi-storey buildings, steel/concrete clad frame, high standards of fittings and finishes, elaborate services for ventilation, heating, transportation, VIP and CIP suites etc.</i>	£4,380
BAND 2. INTERNATIONALS <i>Modern steel/concrete frame, external cladding and glazing to high quality specification, good quality internal fittings and finishes, good quality ventilation, heating and some transportation, limited VIP and CIP suites etc.</i>	£3,577
BAND 3. INTERNATIONAL SMALL <i>Modern steel/concrete frame, external cladding and glazing to high quality specification, good quality internal fittings and finishes, good quality ventilation, heating and some transportation, limited VIP and CIP suites etc. and smaller than Band 2.</i>	£2,920
BAND 4. REGIONAL <i>Extended buildings over a long period. Continual improvements. Many differing types of constructions, less extensive provision of fittings and fixtures.</i>	£2,263
BAND 5. REGIONAL SMALL <i>Modern steel framed. Brickwork, glazing and insulated metal cladding roof and walls good quality but economical fittings and finishes.</i>	£1,897
Other Buildings	
Fire Stations <i>Modern buildings incorporating 4 bay tender/crash vehicle stands with front opening doors, vehicle exhaust system for engine warm up, stores, crew accommodation including offices, kitchens/mess rooms, locker rooms, showers and wash room, communications centre.</i>	£2,633
Visual Control Room <i>Modern building. Visual control room with 360 degree vision sloping windows with small bars for maximum vision to all sides of the airport, balcony external with access by vertical ladder or stairs from fire station or other building below. Costs relates to the VCR only and excludes any supporting structure</i>	£12,426
Multi Storey Car Parks (small/basic)	£340
Multi Storey Car Parks (large/superior)	£575

Appendix B

Airport Pavement Costs

PCN	RATE £/sq m	PCN	RATE £/sq m	PCN	RATE £/sq m
10	64.00	49	131.00	88	170.00
11	67.00	50	132.00	89	171.00
12	70.00	51	133.00	90	173.00
13	73.00	52	133.00	91	173.00
14	76.00	53	134.00	92	173.00
15	78.00	54	136.00	93	174.00
16	81.00	55	136.00	93+	176.00
17	84.00	56	137.00		
18	86.00	57	139.00		
19	89.00	58	140.00		
20	90.00	59	140.00		
21	92.00	60	142.00		
22	94.00	61	143.00		
23	97.00	62	145.00		
24	98.00	63	145.00		
25	100.00	64	146.00		
26	101.00	65	147.00		
27	104.00	66	147.00		
28	105.00	67	148.00		
29	106.00	68	150.00		
30	108.00	69	150.00		
31	109.00	70	151.00		
32	111.00	71	153.00		
33	112.00	72	153.00		
34	112.00	73	154.00		
35	114.00	74	156.00		
36	115.00	75	156.00		
37	117.00	76	157.00		
38	118.00	77	159.00		
39	119.00	78	160.00		
40	120.00	79	161.00		
41	122.00	80	162.00		
42	123.00	81	162.00		
43	123.00	82	164.00		
44	125.00	83	164.00		
45	126.00	84	165.00		
46	128.00	85	167.00		
47	129.00	86	167.00		
48	129.00	87	168.00		

The cost rates above include for excavations and disposal of surplus materials arising from the excavations being disposed on site. Pavement construction comprises imported limestone fill, lean mix concrete sub base and slip form paved pavement quality concrete and associated drainage and AGL ducting.

Airport Concrete Age & Obsolescence Allowances

<i>Year</i>	<i>Age-related allowance</i>
<i>Pre 1998</i>	<i>6.00%</i>
<i>1998</i>	<i>5.50%-6.00%</i>
<i>1999</i>	<i>5.00%-6.00%</i>
<i>2000</i>	<i>4.50%-6.00%</i>
<i>2001</i>	<i>4.00%-6.00%</i>
<i>2002</i>	<i>3.50%-6.00%</i>
<i>2003</i>	<i>3.00%-6.00%</i>
<i>2004</i>	<i>2.50%-6.00%</i>
<i>2005</i>	<i>2.00%-5.50%</i>
<i>2006</i>	<i>1.50%-5.00%</i>
<i>2007</i>	<i>1.00%-4.50%</i>
<i>2008</i>	<i>0.00%-4.00%</i>
<i>2009</i>	<i>0.00%-3.50%</i>
<i>2010</i>	<i>0.00%-3.00%</i>
<i>2011</i>	<i>0.00%-2.50%</i>
<i>2012</i>	<i>0.00%-2.00%</i>
<i>2013</i>	<i>0.00%-1.50%</i>
<i>2014</i>	<i>0.00%-1.00%</i>
<i>2015</i>	<i>0.00%-0.50%</i>
<i>2016</i>	<i>0.00%</i>
<i>2017</i>	<i>0.00%</i>
<i>2018</i>	<i>0.00%</i>
<i>2019</i>	<i>0.00%</i>
<i>2020</i>	<i>0.00%</i>
<i>2021</i>	<i>0.00%</i>
<i>2022</i>	<i>0.00%</i>
<i>2023</i>	<i>0.00%</i>
<i>2024</i>	<i>0.00%</i>
<i>2025</i>	<i>0.00%</i>
<i>2026</i>	<i>0.00%</i>