

Revaluation 2026

Utilities Committee

Practice Note 3

Valuation of Photovoltaic Electricity Generation Subjects

1.0 Introduction

- 1.1 This Practice Note applies to the valuation of solar photovoltaic (PV) electricity generation sites, where that power is primarily exported to the grid, or to consumers. For photovoltaic electricity generation sites that are not connected to the grid, or where the power is only supplied to a single consumer, the site should be valued on the Contractor's Basis by reference to the 2026 Rating Cost Guide Scotland (RCGS).

2.0 Basis of Valuation

- 2.1 The adopted rate per megawatt (MW) is based on an analysis of receipts and expenditure valuations.
- 2.2 Analysis of data from existing sites has provided a unit of comparison, expressed on a rate/MW basis. The analysis was undertaken and provided by the Valuation Office Agency but appropriately adjusted for this practice note. The data has been produced in tabulated form and is contained in Appendices 1, 2, and 3.
- 2.3 The Valuation for Rating (Plant and Machinery) (Scotland) Regulations 2000 (as amended) exclude certain items of plant and machinery defined as having "micro generation capacity" from valuation for rating. These Regulations also set out that, in certain situations, items of plant and machinery are to be treated as "*excepted plant and machinery*" which is defined as plant and machinery on the lands and heritages used or intended to be used for generation, storage, transformation or transmission of power. For the purposes of this practice note regard should be had to: -

Regulation 1(a)(i) - where the power is mainly or exclusively for distribution for sale to **consumers**; and

Regulation 1(e) which details "*excepted renewables plant and machinery*" which applies where the sources of energy or technologies relied upon are mainly or exclusively included in the list shown within this Regulation, in particular part (vi) wind (or for the PV PN) part (vii) photovoltaics.

3.0 Entry in Valuation Roll

- 3.1 It is recommended that these sites be described as Electricity Plant (Solar), or similar.

4.0 Site Categorisation

- 4.1 Photovoltaic electricity generation sites in Scotland will be accredited by the Office of Gas and Electricity Markets (Ofgem). Prior to undertaking the valuation, it should be confirmed under which regime the site is accredited.

Each will be classified as either:

- Renewables Obligation Certificates (ROCs) or
 - Feed in Tariffs (FIT) or
 - Contracts for Difference (CfD) or
 - Unaccredited
- 4.2 Renewables Obligation Certificates (ROCs) and Feed in Tariffs (FIT) are now closed to new applicants.
- 4.3 It should be noted that some photovoltaic electricity generation sites are subsidy free. These will sometimes be referred to as Unaccredited, with the term Unsubsidised also being used to describe these subsidy free sites.
- 4.4 Photovoltaic electricity generation sites installed after the cessation of ROCs, or FIT, will now be accredited under Contracts for Difference (CfD), or they will be Unaccredited.

5.0 Valuation

- 5.1 The recommended rate/MW should be applied to the Declared Net Capacity (DNC) in accordance with the figures in appendices 1 and 2. The DNC figures can be ascertained at The Renewable Energy Foundation: <http://www.ref.org.uk>
- 5.2 Sites which are in receipt of Contracts for Difference (CfD) should be valued on an individual basis. The valuer should contact Lothian Assessor for advice on the valuation of such sites.
- 5.3 Appendix 1 provides recommended Rates/MW for sites in receipt of Renewables Obligation Certificates (ROCs).
- 5.4 Appendix 2 provides recommended Rates/MW for sites in receipt of Feed in Tariffs (FIT).
- 5.5 Appendix 3 provides recommended Rates/MW for sites that do not receive a subsidy.

The following schedule of values should be adopted for the purposes of 2026 Rating Revaluation, in relation to photovoltaic electricity generation sites generating power where that power is primarily exported to the grid, or to **consumers**.

Appendix 1

ROCs

Where the site is in receipt of Renewables Obligation Certificates (ROCs), the value to be adopted per megawatt (MW) will be determined by reference to the date it was accredited, and its installed Declared Net Capacity (DNC). The scheme closed to photovoltaic electricity generation sites with an output greater than 5MW on the 31 March 2015 and closed to those sites with an output less than, or equal to, 5MW on 31 March 2016. Grace periods after these dates meant operators could apply for accreditation up to 12 months after the closure dates.

Date of Accreditation	Before 1 April 2013	1 Apr 2013 to 31 Mar 2014	1 Apr 2014 to 31 Mar 2015	1 Apr 2015 to 31 Mar 2016	1 Apr 2016 to 31 Mar 2017
	2026 rate/MW				
Capacity >50kW to 1MW	£9,900	£7,500	£5,900	£5,700	£5,200
Capacity >1MW to 5MW	£13,980	£11,280	£9,560	£9,260	£8,660
Capacity >5MW to 10 MW	£13,875	£11,175	£9,400	£9,110	
Capacity >10MW to 20MW	£14,650	£11,963	£10,150	£9,863	
Capacity >20MW	£15,820	£13,140	£11,320	£11,040	

Appendix 2

FIT

Where the site is in receipt of Feed in Tariffs (FIT), the value to be adopted per megawatt (MW) will be determined by reference to the date it was accredited, and its installed Declared Net Capacity (DNC).

Date of Accreditation	1 Apr 2010 to 31 Mar 2011	1 Apr 2011 to 31 Jul 2011	1 Aug 2011 to 2 Mar 2012	3 Mar 2012 to 31 Mar 2012	1 Apr 2012 to 31 Jul 2012	1 Aug 2012 to 31 Oct 2012	1 Nov 2012 to 31 Mar 2013	1 Apr 2013 to 30 Apr 2013	1 May 2013 to 30 Jun 2013
	2026 rate/MW								
Capacity >50kW to 100kW	£24,500	£24,500	£18,500	£13,000	£13,000	£12,000	£11,500	£11,500	£11,000
Capacity >100kW to 150kW	£22,667	£22,667	£18,667	£13,000	£13,000	£12,000	£11,333	£11,333	£11,000
Capacity >150kW to 250kW	£22,800	£22,800	£12,600	£13,000	£13,000	£11,400	£10,800	£10,800	£10,400
Capacity >250kW to 1MW	£30,500	£30,500	£12,300	£12,300	£12,300	£9,400	£9,000	£9,000	£8,400
Capacity >1MW to 5MW	£36,050	£36,050	£16,640	£16,640	£16,640	£13,340	£12,860	£12,860	£12,280

Date of Accreditation	1 Jul 2013 to 31 Dec 2013	1 Jan 2014 to 31 Mar 2014	1 Apr 2014 to 30 Jun 2014	1 Jul 2014 to 31 Dec 2014	1 Jan 2015 to 31 Mar 2015	1 Apr 2015 to 30 Jun 2015	1 Jul 2015 to 30 Sep 2015	1 Oct 2015 to 31 Dec 2015	1 Jan 2016 to 14 Jan 2016
	2026 rate/MW								
Capacity >50kW to 100kW	£11,000	£10,000	£10,000	£9,750	£9,500	£9,500	£9,000	£9,000	£8,500
Capacity >100kW to 150kW	£11,000	£10,000	£10,000	£9,667	£9,333	£9,333	£9,000	£9,000	£8,333
Capacity >150kW to 250kW	£10,400	£9,400	£9,400	£9,200	£9,000	£8,800	£8,400	£8,400	£8,000
Capacity >250kW to 1MW	£8,400	£7,600	£7,600	£7,400	£7,200	£7,100	£6,700	£6,700	£6,200
Capacity >1MW to 5MW	£12,280	£11,360	£11,360	£11,140	£10,920	£10,780	£6,940	£6,640	£4,680

Date of Accreditation	15 Jan 2016 to 31 Mar 2016	1 Apr 2016 to 30 Jun 2016	1 Jul 2016 to 30 Sep 2016	1 Oct 2016 to 31 Dec 2016	1 Jan 2017 to 31 Mar 2017	1 Apr 2017 to 30 Jun 2017	1 Jul 2017 to 30 Sep 2017	1 Oct 2017 to 31 Dec 2017	1 Jan 2018 to 31 Mar 2018
	2026 rate/MW								
Capacity >50kW to 100kW	£3,800	£3,600	£3,400	£3,400	£3,300	£3,300	£3,300	£3,300	£3,200
Capacity >100kW to 150kW	£3,667	£3,500	£3,333	£3,333	£3,333	£3,333	£3,333	£3,267	£3,200
Capacity >150kW to 250kW	£3,800	£3,600	£3,400	£3,400	£3,300	£3,300	£3,300	£3,300	£3,200
Capacity >250kW to 1MW	£3,550	£3,400	£3,250	£3,200	£3,150	£3,150	£3,150	£3,100	£3,050
Capacity >1MW to 5MW	£3,220	£3,140	£3,040	£2,980	£2,920	£2,880	£2,840	£2,800	£2,760

Date of Accreditation	1 Apr 2018 to 30 Jun 2018	1 Jul 2018 to 30 Sep 2018	1 Oct 2018 to 31 Dec 2018	1 Jan 2019 to 31 Mar 2019
	2026 rate/MW			
Capacity >50kW to 100kW	£3,200	£3,200	£3,200	£3,100
Capacity >100kW to 150kW	£3,200	£3,200	£3,200	£3,133
Capacity >150kW to 250kW	£3,200	£3,200	£3,200	£3,100
Capacity >250kW to 1MW	£3,050	£3,000	£3,000	£2,950
Capacity >1MW to 5MW	£2,740	£2,720	£2,700	£2,680

Appendix 3

Unaccredited rate/MW

Capacity >50kW to 100kW	£2,200
Capacity >100kW to 150kW	£2,200
Capacity >150kW to 250kW	£2,200
Capacity >250kW to 1MW	£2,200
Capacity >1MW to 5MW	£2,640
Capacity >5MW to 10MW	£2,630
Capacity >10MW to 20MW	£2,565
Capacity >20MW	£2,565