

This Guidance Note should be applied having regard to the SAA - Valuation of Factories, Warehouses, Workshops & Stores Practice Note.

Rents have been analysed in accordance with SAA Adjustment of Rents- Practice Note .

### 1. Basic Production Rates to be applied for Revaluation 2026

Location	Comments	2026 Basic Rate	Valuation considerations
<b>Kelso Town</b>		<b>£60.00</b>	
<b>Jedburgh</b>	Includes Oxnam Road	<b>£60.00</b>	
<b>Eyemouth</b>	Town Only	<b>£60.00</b>	
<b>Peebles Ind Estates</b>	Modern Estates Only	<b>£70.00</b>	
<b>Peebles Town</b>		<b>£70.00</b>	
<b>Galashiels</b>	Includes Easter Langlee & Farknowes	<b>£70.00</b>	
<b>Tweedbank</b>	Includes Craft Workshops & Tweedside	<b>£70.00</b>	
<b>Newtown St Boswells</b>	Village Only	<b>£60.00</b>	
<b>Kelso Pinnaclehill</b>		<b>£60.00</b>	
<b>Coldstream</b>	Includes Hirsell	<b>£60.00</b>	
<b>Duns</b>	Includes Station Road outwith Burgh boundary	<b>£60.00</b>	
<b>Melrose</b>	Town Only	<b>£60.00</b>	
<b>Innerleithen</b>	Town Only	<b>£50.00</b>	
<b>Selkirk</b>	Town Only	<b>£60.00</b>	
<b>Hawick</b>	Includes Galalaw	<b>£50.00</b>	
<b>Walkerburn</b>	Village Only	<b>£50.00</b>	
<b>Earlston</b>	Village Only	<b>£50.00</b>	
<b>Landward/Other Locations</b>	Includes Charlesfield & Lauder	<b>£48.00</b>	Location Allowance: max -20%

Portable Buildings	2026 Basic Rate
<b>Portacabin – BASIC</b>	<b>£ 45.00</b>
<b>Portacabin – FITTED OFFICE</b>	<b>£ 55.00</b>
<b>Storage Container outside - BASIC</b>	<b>£ 26.00</b>
<b>Storage Container outside - FITTED</b>	<b>£ 31.00</b>
<b>Storage Container under cover - BASIC</b>	<b>£ 50.00</b>
<b>Storage Container under cover - FITTED</b>	<b>£ 60.00</b>

### Building Specification

The suggested value adjustments relate to a building that does not meet the following specification:

- Modern single storey unit with steel or concrete frame
- Walls of modern insulated cladding or masonry equivalent
- Insulated roof and granolithic or power-floated load bearing floor.
- Eaves height will be in the range of 3.00 – 5.00m.
- Average quality heating & lighting of a standard permitting conventional factory work.
- Yard/circulation space will vary but should be at least of adequate amount, say 50% of building solum.

**Variations to Specification** – The following adjustments should be applied only where rental analysis has been on a devalue basis to arrive at the gross rate per m2. Valuers should always benchmark against the basket of rents used in the analysis.

#### Floor Construction

Construction	Adjustment
Earth or Ash	-20.00%
Cobble	-10.00%
Flag stone	-10.00%
Heavy reinforced concrete	+ 5.00%
Inferior timber	-10.00%
Lightweight concrete	- 5.00%
Sleeper	-10.00%
Timber or Tarmac	- 5.00%
Un-screeded concrete	- 2.50%

#### Floor Finish

Finish	Adjustment
Cork tiles	+ 5.00%
Epoxy resin	+ 2.50%
Hardwood strip	+10.00%
Parquet block	+10.00%
Quarry tiles	+ 5.00%
Steel plate on concrete	+10.00%
Surface drainage	+ 2.50%
Vinyl tiles	+ 2.50%
Vinyl tiles (anti-static)	+ 7.50%

#### Wall Construction

Construction	Adjustment
Uninsulated modern cladding	-5.00%
Stone walls (any thickness)	-5.00%
Single brick/block	-5.00%
Concrete Panel	-10.0%
Half brick (110mm)	-12.5%
Timber – lined internally	-12.5%
Corrugated asbestos (1m dado)	-12.5%
Timber – unlined (poor)	-20.0%
Corr. Asbestos/iron single skin	-20.0%
<b>OPEN WALLS</b>	<b>-15% per wall</b>

#### Wall Finish

Finish	Adjustment
Ceramic tiles	+10.00%
Mahogany faced plywood	+5.00%
Plaster on hard	+5.00%
Plasterboard	+5.00%
Terrazzo	+10.00%
Wipe-clean wall finish	+10.00%

#### Wall head height

Eaves height	Adjustment	Eaves height	Adjustment
Up to 1.5m	-15.0%	7m to 8m	+7.5%
1.5m to 2m	-10.0%	8m to 9m	+10.0%
2m to 3m	-5.0%	9m to 10m	+12.5%
<b>3m to 5m</b>	<b>0.0%</b>	10m to 11m	+15.0%
5m to 6m	+2.5%	11m to 12m	+17.5%
6m to 7m	+5.0%	Over 12m	+20.0%

#### Roof Insulation

Insulation	Adjustment
Inferior	-2.50%
None	-5.00%

## Services

All items of service plant, named under Class 2 of the Valuation for Rating (Plant and Machinery) (Scotland) Regulations 2000 (as amended), should remain in valuation unless the valuer is clearly satisfied that the proviso in the Regulations relating to items of plant or machinery ".....used or intended to be used in connection with services mainly or exclusively as part of manufacturing operations or trade processes" applies. Care should be taken not to exclude from value any items of plant under the Class 2 proviso that may still be rateable elsewhere in terms of Classes 1, 3 or 4.

For assistance, reference should be made to the SAA paper: "Interpretation Guidance: Class 2 Table 2(b) The Valuation for Rating (Plant and Machinery) (Scotland) Regulations 2000" which can be found at G:\Rev 2023\Plant and Machinery guidance

### Heating

Specification	Adjustment
Adequate	0.00%
Poor	-5.00%
None	-10.00%
Excellent	+2.50%

### Lighting

Specification	Adjustment
Adequate	0.00%
Isolated pendants	-2.50%
None	-5.00%
Excellent	+2.50%

### Air Conditioning

Specification	Addition as an extra-over to the basic rate.
Ducted AC system capable of heating, cooling, ventilating and humidity control.	+15.00%.
Simple mechanical ventilation systems inducing fresh air from outside or suspended cartridge systems providing chilled air only.	+5.0%

### Sprinklers

Specification	Addition
Normal hazard system (To include ancillary plant but not any water storage tank or lagoon).	+5.00%

### Age & Obsolescence

Age	Allowance %	Age	Allowance %	Age	Allowance %	Age	Allowance %	Age	Allowance %
up to 1971	-50.00	1982	-39.00	1993	-28.00	2004	-17.00	2015	-6.00
1972	-49.00	1983	-38.00	1994	-27.00	2005	-16.00	2016	-5.00
1973	-48.00	1984	-37.00	1995	-26.00	2006	-15.00	2017	-4.50
1974	-47.00	1985	-36.00	1996	-25.00	2007	-14.00	2018	-4.00
1975	-46.00	1986	-35.00	1997	-24.00	2008	-13.00	2019	-3.50
1976	-45.00	1987	-34.00	1998	-23.00	2009	-12.00	2020	-3.00
1977	-44.00	1988	-33.00	1999	-22.00	2010	-11.00	2021	-2.50
1978	-43.00	1989	-32.00	2000	-21.00	2011	-10.00	2022	-2.00
1979	-42.00	1990	-31.00	2001	-20.00	2012	-9.00	2023	-1.50
1980	-41.00	1991	-30.00	2002	-19.00	2013	-8.00	2024	-1.00
1981	-40.00	1992	-29.00	2003	-18.00	2014	-7.00	2025	-0.50
								2026 onwards	0.00

### Multi floors (Other in A2K Valuation)

Floor	Production/Warehouse			Offices	
	Separate Passenger & Goods lift	Goods lift only	Stair access only	Lift	Stair access only
GF	100%	100%	100%	100%	100%
1F	90%	85%	75%	100%	90%
2F	85%	80%	50%	95%	80%
3F	85%	75%	25%	90%	70%
4F & above	85%	70%	20%	90%	60%
Basement	Up to 25% - based on quality				
Attic/Loft	Up to 50% - <b>no adjustment for floor</b>				

### Canopies/Mezzanines

Item	Approach to valuation
Canopies	Deduct <b>up to 75%</b> from basic rate for simple roof Deduct <b>up to 60%</b> from basic rate for more substantial structures
Mezzanine floors	<b>Deduct between 70% &amp; 85%</b> from the adjusted rate depending on strength and quality.

**Offices – enhancement to basic rate**

Construction	Adjustment
Generally purpose built extensions or good quality in-span administrative offices.	<b>+50% to basic rate</b>
In-span basic specification	<b>+25% to basic rate</b>

**Disabilities/End Allowance (Level in A2K)**

These allowances should be applied to each particular building. An overall end allowance should only be applied the whole subject in exceptional circumstances e.g. if building(s) and yard are affected by poor access.

Disability (Level in A2K Valuation)	Allowance
Poor shape and/or layout	<b>Up to -10%</b>
History of flooding	<b>Up to -10%</b>
Narrow bays with columns	<b>3m apart -10%, 9m apart - 5%, 15m apart - 0%</b>
Poor access	<b>Up to -10%</b>
Restricted yard space	<b>Up to -5%</b>
No toilet	<b>-5%</b>
<b>The above allowances should be carefully considered against the final adjusted rate for each building which should not exceed 25% of the initial basic rate i.e. no lower than a Canopy rate</b>	

**Fencing (Modern) – A&O at valuer discretion to max 15%**

Material	Specification	Height	£/m to NAV
Chain Link	Galvanised - Concrete post	1.2m	<b>£ 1.00</b>
Chain Link	Galvanised - Concrete post	1.8m	<b>£ 1.35</b>
Chain Link	Galvanised - Concrete post	2.4m	<b>£ 1.80</b>
Chain Link	Plastic coated – Conc. post	Any	<b>£ 1.25</b>
Timber	Close boarded – Conc. post	Any	<b>£ 2.90</b>
Timber	Close boarded - Oak post	Any	<b>£ 3.10</b>
Timber	Post and Rail	Any	<b>£ 1.45</b>
Timber	Post and Wire	Any	<b>£ 1.25</b>
Metal	Palisade steel - Galvanised	1.8m	<b>£ 3.85</b>
Metal	Palisade steel - Galvanised	2.4m	<b>£ 4.20</b>
Metal	Palisade steel - Galvanised	3.0m	<b>£ 4.60</b>
Metal	Razor mesh - steel posts	2.4m	<b>£ 4.00</b>
Mesh	Plastic coated - Steel posts	Any	<b>£ 1.00</b>
Concrete	Post and Wire	Any	<b>£ 1.05</b>
			<b>Width</b>
Timber	Panels – Conc. posts	1.8m	<b>£</b>
Concrete	Panel	1.75m	<b>£ 3.90</b>

Site Value - Location	Rate/m2
All locations	<b>£1.00</b>
Earth/Rough ground	<b>£0.50</b>

Surfacing	Rate/m2
Concrete	<b>£ 3.90</b>
Tarmac	<b>£ 3.90</b>
Brick paviors	<b>£ 4.00</b>
Hardcore/Gravel	<b>£ 1.40</b>
50:50 Tarmac/Hardcore	<b>£ 2.65</b>

**Notes on Land:**

The basic rates include an element of yard for access/circulation.

Any yard space in excess of 1.5 times the building(s) solum (excluding FF, Mezzanines etc.) should be added to value.

**Quantum** – the table below is for guidance. **Any subjects with total GEA greater than 6,500m2 – advice should be sought from Valuation Surveyor/Depute Assessor/Assessor**

<b>QUANTUM SCHEME 2023: 200m2 NORM</b>											
<b>m2</b>	<b>% Allow</b>	<b>m2</b>	<b>% Allow</b>	<b>m2</b>	<b>% Allow</b>	<b>m2</b>	<b>% Allow</b>	<b>m2</b>	<b>% Allow</b>	<b>m2</b>	<b>% Allow</b>
0	0.0	1800	-8.0	3500	-16.5	7200	-25.0	15700	-33.5	28700	-42.0
200	0.0	1900	-8.5	3600	-17.0	7700	-25.5	16200	-34.0	34700	-42.5
300	-0.5	2000	-9.0	3700	-17.5	8200	-26.0	16700	-34.5	39700	-45.0
400	-1.0	2100	-9.5	3800	-18.0	8700	-26.5	17200	-35.0	75000	-50.0
500	-1.5	2200	-10.0	3900	-18.5	9200	-27.0	17700	-35.5		
600	-2.0	2300	-10.5	4000	-19.0	9700	-27.5	18200	-36.0		
700	-2.5	2400	-11.0	4100	-19.5	10200	-28.0	18700	-36.5		
800	-3.0	2500	-11.5	4200	-20.0	10700	-28.5	19200	-37.0		
900	-3.5	2600	-12.0	4300	-20.5	11200	-29.0	19700	-37.5		
1000	-4.0	2700	-12.5	4400	-21.0	11700	-29.5	20700	-38.0		
1100	-4.5	2800	-13.0	4500	-21.5	12200	-30.0	21700	-38.5		
1200	-5.0	2900	-13.5	4600	-22.0	12700	-30.5	22700	-39.0		
1300	-5.5	3000	-14.0	4700	-22.5	13200	-31.0	23700	-39.5		
1400	-6.0	3100	-14.5	5200	-23.0	13700	-31.5	24700	-40.0		
1500	-6.5	3200	-15.0	5700	-23.5	14200	-32.0	25700	-40.5		
1600	-7.0	3300	-15.5	6200	-24.0	14700	-32.5	26700	-41.0		
1700	-7.5	3400	-16.0	6700	-24.5	15200	-33.0	27700	-41.5		

**END ALLOWANCES SHOULD ONLY BE USED IN EXCEPTIONAL CIRCUMSTANCES**

### **Valuation of Storage Containers at Container Parks**

Steel storage containers normally measuring 20' by 8' situated on "self-storage sites" should be valued in accordance with the **Portable Buildings – Storage Container Outside – Basic** guidance above. No adjustment in terms of building specification or age & obsolescence is required. A separate quantum scheme below should be applied.

<b>units</b>	<b>% Allow</b>	<b>units</b>	<b>% Allow</b>	<b>units</b>	<b>% Allow</b>	<b>units</b>	<b>% Allow</b>
1	0.0	18	-17.5	51-53	-28.5	94-95	-37.0
2	-1.5	19	-18.5	54-55	-29.0	96-98	-37.5
3	-2.5	20	-19.5	56-58	-29.5	99-103	-38.0
4	-3.5	21	-20.5	59-60	-30.0	104-108	-38.5
5	-4.5	22	-21.5	61-63	-30.5	109-113	-39.0
6	-5.5	23	-22.5	64-65	-31.0	114-118	-39.5
7	-6.5	24-25	-23.0	66-68	-31.5	119-123	-40.0
8	-7.5	26-28	-23.5	69-70	-32.0	124-128	-40.5
9	-8.5	29-30	-24.0	71-73	-32.5	129-133	-41.0
10	-9.5	31-33	-24.5	74-75	-33.0	134-138	-41.5
11	-10.5	34-35	-25.0	76-78	-33.5	139-143	-42.0
12	-11.5	36-38	-25.5	79-80	-34.0	144-173	-42.5
13	-12.5	39-40	-26.0	81-83	-34.5	174-198	-45.0
14	-13.5	41-43	-26.5	84-85	-35.0	>198	-50.0
15	-14.5	44-45	-27.0	86-88	-35.5		
16	-15.5	46-48	-27.5	89-90	-36.0		
17	-16.5	49-50	-28.0	91-93	-36.5		