

# Photovoltaic Memorandum of Agreement

## REVALUATION 2017

It has been agreed between representatives of the solar trade industry and the VOA that the following schedule of values be adopted for the purposes of 2017 Rating Lists, in relation to solar photovoltaic (PV) installations generating power where that power is primarily exported to the grid or a third party.

This Memorandum of Agreement does not apply to solar assets where the generated power is mainly for self-consumption.

### **ROCs (England)**

Where the installation is in receipt of Renewable Obligation Certificates (ROCs), and is in England, the value to be adopted per megawatt (mw) will be determined by reference to the date it was commissioned, and its installed peak (DC) capacity.

Date of installation	Before 1 April 2013	1 April 2013 to 31 March 2014	1 April 2014 to 31 March 2015	1 April 2015 onwards
	<b>2017 price/mw</b>			
Capacity greater than 50kw but not exceeding 5mw	£7,130	£5,290	£3,870	£3,820
Capacity greater than 5mw but not exceeding 10mw	£8,010	£6,160	£4,750	£4,700
Capacity greater than 10mw but not exceeding 15mw	£8,800	£7,040	£5,620	£5,570
Capacity greater than 15mw	£9,580	£7,920	£6,500	£6,450

### **ROCs (Wales)**

Where the installation is in receipt of ROCs, and is in Wales, the value to be adopted per megawatt (mw) will be determined by reference to the date it was commissioned, and its installed peak (DC) capacity.

Date of installation	Before 1 April 2013	1 April 2013 to 31 March 2014	1 April 2014 to 31 March 2015	1 April 2015 onwards
	<b>2017 price/mw</b>			
Capacity greater than 50kw but not exceeding 5mw	£7,260	£5,630	£4,380	£4,330
Capacity greater than 5mw but not exceeding 10mw	£8,040	£6,410	£5,150	£5,110
Capacity greater than 10mw but not exceeding 15mw	£8,810	£7,180	£5,930	£5,890
Capacity greater than 15mw	£9,590	£7,960	£6,710	£6,660

## FITs (England)

Where the installation is in receipt of Feed in Tariffs (FITs), and is in England, the value to be adopted per megawatt (mw) will be determined by reference to the date it was commissioned, and its installed peak (DC) capacity.

Date of installation	1 April 2010 to 31 March 2011	1 April 2011 to 31 July 2011	1 August 2011 to 2 March 2012	3 March 2012 to 31 March 2012	1 April 2012 to 31 July 2012	1 Aug 2012 to 31 October 2012	1 November 2012 to 31 March 2013
	<b>2017 price/mw</b>						
Capacity greater than 4kw but not exceeding 10kw (higher rate from April 2012)	£19,000	£19,000	£19,000	£14,000	£14,000	£11,200	£10,000
Capacity greater than 4kw but not exceeding 10kw (middle rate from April 2012)					£9,800	£9,400	£8,600
Capacity greater than 10kw but not exceeding 50kw (higher rate from April 2012)	£15,540	£15,540	£15,540	£12,100	£12,100	£10,000	£9,020
Capacity greater than 10kw but not exceeding 50kw (middle rate from April 2012)					£8,540	£8,500	£7,540
Capacity greater than 50kw but not exceeding 100kw (Higher rate from April 2012)	£15,540	£15,540	£18,060	£9,330	£9,330	£7,690	£7,250
Capacity greater than 100kw but not exceeding 150kw (Higher rate from April 2012)	£13,950	£13,950	£18,060	£9,330	£9,330	£7,690	£7,260
Capacity greater than 150kw but not exceeding 250kw (Higher rate from April 2012)	£13,950	£13,950	£12,740	£9,330	£9,330	£7,070	£7,070
Capacity greater than 250kw but not exceeding 1mw (Higher rate from April 2012)	£23,500	£23,500	£9,090	£9,090	£9,090	£5,870	£5,480
Capacity greater than 1mw but not exceeding 5mw	£23,500	£23,500	£9,090	£9,090	£9,090	£5,870	£5,480

Date of installation	1 April 2013 to 30 April 2013	1 May 2013 to 30 June 2013	1 Jul 2013 to 31 December 2013	1 January 2014 to 31 March 2014	1 April 2014 to 30 June 2014	1 July 2014 to 31 December 2014	1 Jan 2015 to 31 March 2015	1 April 2015 onwards
	<b>2017 price/mw</b>							
<b>Capacity greater than 4kw but not exceeding 10kw (Higher rate from April 2012)</b>	£10,000	£10,000	£9,600	£9,200	£8,600	£8,600	£8,000	£7,400
<b>Capacity greater than 4kw but not exceeding 10kw (Middle rate from April 2012)</b>	£8,600	£8,600	£8,000	£7,600	£7,200	£7,200	£6,400	£6,000
<b>Capacity greater than 10kw but not exceeding 50kw (Higher rate from April 2012)</b>	£9,020	£9,020	£8,540	£8,180	£7,640	£7,640	£6,920	£6,920
<b>Capacity greater than 10kw but not exceeding 50kw (Middle rate from April 2012)</b>	£7,540	£7,540	£7,040	£6,660	£6,180	£6,180	£5,540	£5,540
<b>Capacity greater than 50kw but not exceeding 100kw (Higher rate from April 2012)</b>	£7,250	£6,760	£6,760	£5,940	£5,940	£5,500	£5,300	£4,880
<b>Capacity greater than 100kw but not exceeding 150kw (Higher rate from April 2012)</b>	£7,250	£6,760	£6,760	£5,940	£5,940	£5,500	£5,300	£4,880
<b>Capacity greater than 150kw but not exceeding 250kw (Higher rate from April 2012)</b>	£7,070	£6,900	£6,900	£6,100	£6,100	£5,680	£5,490	£5,560
<b>Capacity greater than 250kw but not exceeding 1mw (Higher rate from April 2012)</b>	£6,460	£6,000	£6,000	£5,270	£5,270	£4,860	£4,690	£4,970
<b>Capacity greater than 1mw but not exceeding 5mw</b>	£6,460	£6,000	£6,000	£5,270	£5,270	£4,860	£4,690	£4,970

## FITs (Wales)

Where the installation is in receipt of FITs, and is in Wales, the value to be adopted per megawatt (mw) will be determined by reference to the date it was commissioned, and its installed peak (DC) capacity.

Date of installation	1 April 2010 to 31 March 2011	1 April 2011 to 31 July 2011	1 August 2011 to 2 March 2012	3 March 2012 to 31 March 2012	1 April 2012 to 31 July 2012	1 Aug 2012 to 31 October 2012	1 November 2012 to 31 March 2013
	<b>2017 price/mw</b>						
Capacity greater than 4kw but not exceeding 10kw (higher rate from April 2012)	£18,000	£18,000	£18,000	£13,600	£13,600	£11,200	£10,000
Capacity greater than 4kw but not exceeding 10kw (middle rate from April 2012)					£9,800	£9,400	£8,600
Capacity greater than 10kw but not exceeding 50kw (higher rate from April 2012)	£14,940	£14,940	£14,940	£11,920	£11,920	£10,020	£9,040
Capacity greater than 10kw but not exceeding 50kw (middle rate from April 2012)					£8,560	£8,500	£7,620
Capacity greater than 50kw but not exceeding 100kw (Higher rate from April 2012)	£14,940	£14,940	£17,200	£9,330	£9,330	£7,760	£7,370
Capacity greater than 100kw but not exceeding 150kw (Higher rate from April 2012)	£13,550	£13,550	£17,200	£9,330	£9,330	£7,760	£7,370
Capacity greater than 150kw but not exceeding 250kw (Higher rate from April 2012)	£13,550	£13,550	£12,480	£9,330	£9,330	£7,200	£6,830
Capacity greater than 250kw but not exceeding 1mw (Higher rate from April 2012)	£22,000	£22,000	£9,100	£9,100	£9,100	£6,150	£5,800
Capacity greater than 1mw but not exceeding 5mw	£22,000	£22,000	£9,100	£9,100	£9,100	£6,150	£5,800

Date of installation	1 April 2013 to 30 April 2013	1 May 2013 to 30 June 2013	1 Jul 2013 to 31 December 2013	1 January 2014 to 31 March 2014	1 April 2014 to 30 June 2014	1 July 2014 to 31 December 2014	1 Jan 2015 to 31 March 2015	1 April 2015 onwards
	<b>2017 price/mw</b>							
<b>Capacity greater than 4kw but not exceeding 10kw (Higher rate from April 2012)</b>	£10,000	£10,000	£9,600	£9,200	£8,600	£8,600	£8,000	£7,400
<b>Capacity greater than 4kw but not exceeding 10kw (Middle rate from April 2012)</b>	£8,600	£8,600	£8,000	£7,800	£7,200	£7,200	£6,600	£6,200
<b>Capacity greater than 10kw but not exceeding 50kw (Higher rate from April 2012)</b>	£9,040	£9,040	£8,540	£8,180	£7,720	£7,720	£7,080	£7,080
<b>Capacity greater than 10kw but not exceeding 50kw (Middle rate from April 2012)</b>	£7,620	£7,620	£7,180	£6,840	£6,420	£6,420	£5,860	£5,860
<b>Capacity greater than 50kw but not exceeding 100kw (Higher rate from April 2012)</b>	£7,370	£6,930	£6,930	£6,210	£6,210	£5,820	£5,640	£5,260
<b>Capacity greater than 100kw but not exceeding 150kw (Higher rate from April 2012)</b>	£7,370	£6,930	£6,930	£6,210	£6,210	£5,820	£5,640	£5,260
<b>Capacity greater than 150kw but not exceeding 250kw (Higher rate from April 2012)</b>	£7,470	£7,050	£7,050	£6,350	£6,350	£5,970	£5,810	£5,870
<b>Capacity greater than 250kw but not exceeding 1mw (Higher rate from April 2012)</b>	£6,670	£6,260	£6,260	£5,620	£5,620	£5,260	£5,100	£5,350
<b>Capacity greater than 1mw but not exceeding 5mw</b>	£6,670	£6,260	£6,260	£5,620	£5,620	£5,260	£5,100	£5,350

## **Notes to agreement**

The value adopted per megawatt is based on a receipts and expenditure approach to valuation.

Different levels exist for England and Wales as the expenditure in respect of rates is different depending upon where the property is located.

Due to the legislation in place for non-domestic rates, any site that is commissioned after 1 April 2015 is assumed to exist as at that date when deciding what level of income they would receive.

Exemptions or reliefs may be available to microgeneration sites <50kW or for farmers, small businesses and charities but these are not covered within this memorandum.

The signatory bodies have accepted the levels stated above and have recommended that the operators that they advise accept these figures, however this agreement does prevent individual operators from taking up their rights under Check Challenge Appeal.