

Email correspondence dated 22 February 2024

From: REDACTED
Sent: 23 February 2024 09:08
To: REDACTED
Subject: RE: Dundee Airport - Water Building

REDACTED

That's helpful, thanks. If this group achieves nothing else I want a resolution to the Water Building. This problem has been hanging around for well over 10 years. We need rid of the building one way or another so we can move on.

Thanks

REDACTED

From: REDACTED
Sent: 23 February 2024 08:54
To: REDACTED
Subject: RE: Dundee Airport - Water Building

Good morning, REDACTED

Further to the question around rates being paid on the Water Building to the east of the main terminal on the Dundee airport campus. HIAL do not currently pay rates on that building. Interestingly HIAL receive approximately REDACTED for a similar foot print area for the 130 parking spaces area to the east / adjoining the water building from Eastern Western Motor Group. This demonstrates the lost value in hard standing alone by retaining the building structure.

I trust this is helpful.

REDACTED

From: REDACTED
Sent: Thursday, February 22, 2024 3:50 PM
To: REDACTED
Subject: Dundee Airport - Water Building

REDACTED

Does HIAL have to pay rates for the Water Building at Dundee Airport? If so, what would the saving be if we demolished it? Grateful if we could have an answer on this in time for the Working Group meeting on 5 March.

Thanks

REDACTED

Email correspondence dated 29 February 2024

From: REDACTED

Sent: 29 February 2024 08:50

To: REDACTED

Subject: Dundee Airport Working Group - Agenda

All

I hope everyone is well. Please find attached a draft agenda for next Tuesday's meeting. Please let me know if you would like to make any substantive changes.

Thanks

REDACTED

Dundee Airport Working Group – 5 March 2024, 09:30 to 11:00

Agenda

1. Introductions & aim of group (5 minutes)
2. Overview of current commercial opportunities (10 minutes)
3. Overview of Tay Cities Deal projects relevant to Dundee Airport (10 minutes)
4. Water Building (15 minutes)
5. Future commercial opportunities (40 minutes)
6. AOB

Email correspondence dated 29 February 2024

From: REDACTED
Sent: 29 February 2024 11:20
To: REDACTED
Subject: Fw: Dundee Airport - Water Building

Hi REDACTED,

Our understanding is that the building is not entered on the valuation roll, and no rates are levied upon as a result. This is because the nature of the building is so niche and the building would not ordinarily be let to a tenant. With niche properties such as this, the rateable value is generally determined using the Contractor's Basis of valuation, to determine an effective capital value and ultimately, an annual rental charge payable (by a hypothetical tenant). In this specific case, the Assessor determined that the rateable value was in fact negative, so the property has been removed from the valuation roll.

However, as we own the building so demolition is a potential option, subject to the usual consents, approvals and safeguarding of course. Using the land for alternative purposes would likely result in an increase in the rateable value of other elements of the airport (for example if we erected a new building in its place, or additional parking for cars or aircraft etc.).

Hope that helps!

Thanks

REDACTED

From: REDACTED
Sent: 29 February 2024 10:20 AM
To: REDACTED
Subject: Re: Dundee Airport - Water Building

Hi REDACTED,

Short answer is I don't know but will check and come back to you.

Thanks

REDACTED

From: REDACTED
Sent: 29 February 2024 10:18 AM
To: REDACTED
Subject: Dundee Airport - Water Building

REDACTED

Bit of a techy question. Not sure if you're the best person to ask but here goes. Now that Tayside Aviation's properties have reverted to Dundee Airport we're now liable for them for business rates. My understanding is that we do not pay rates on the water building. Why not? Does someone else? Is it just not rated? If it's someone else, do we actually have the authority to demolish it?

I've got the first Dundee Airport Working Group next Tuesday morning. Anything you could provide by then would be appreciated.

Thanks

REDACTED

REDACTED

Email correspondence dated 6 March 2024

From: REDACTED

Sent: 06 March 2024 14:52

To: REDACTED

Subject: Dundee

REDACTED

It was good to see you yesterday. I know you're going to provide information on the ownership and leasing arrangements for the different buildings across Dundee Airport. Based on the discussion, however, I think there are a couple of other areas where it would be good to get more information.

1. Electricity. What is the state of the grid capacity at the airport? If, for example, we were to put in a PV system could the current grid handle that or would it have to be upgraded as well. I'm keen to start narrowing down options quite quickly so if there is something that makes a proposal obviously unfeasible, at least in the short term, I'd want to discount it now rather than waste time continuing to look at it.
2. Would it be possible to get some feedback from relevant companies on whether they'd consider demolishing the water building for free if we let them keep the material? If we'd have to pay for demolition I'd like to know that as soon as possible so we can build that into considerations. If we can get it for free, I'd want to push for it to be done as soon as possible even if we don't have a specific new use for the site. As we've discussed previously, even a short term storage lease could get us some cash while other options are considered.

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I was glad to see that the car park barrier had been fixed...

Thanks

REDACTED

Email correspondence dated 30 April 2024

From: REDACTED
Sent: 30 April 2024 15:30
To: REDACTED
Subject: PV Installations at Airports

REDACTED

I hope you are well and that you can help me with a query, or point me in the right direction.

Edinburgh Airport REDACTED towards the construction of a solar farm. Highlands and Islands Airports Limited (HIAL) which operates 11 airport across the Highlands and Islands and at Dundee are investigating the potential of PV installation across their estate. Are there any funding streams similar to LCITP that they could access to support this?

Thanks

REDACTED

Extract of email dated 4 June 2024

From: REDACTED
Sent: 04 June 2024 08:51
To: REDACTED
Subject: FW: Dundee Airport Working Group - HIAL Strategy Paper

REDACTED

Ahead of our catch up this afternoon, some thoughts below from me on REDACTED e-mail.

Thanks

REDACTED

Outline for a long term strategy: Dundee Airport 2050

Sections

- Create a masterplan for the whole airport site, linking development proposals to the Airport's medium to long term strategy

Access funding for long term land & building re-development

- Need a masterplan for the whole airport site linking development proposals to Airport's medium to long term strategy – just say the priorities are offshore maintenance and energy sectors, what are the requirements for facilities and infrastructure? - *This will come from the meeting with the helicopter folk.*
- Is car dealership storage a medium to long term option, or simply a fallback until the masterplan is developed? - *Fallback*

Extract of email correspondence dated 7 June 2024

From: REDACTED

Sent: Friday, June 7, 2024 3:34 PM

To: REDACTED

Subject: Dundee Airport Working Group

REDACTED

I attended the third Dundee Airport Working Group yesterday. Headlines of where we are:

7. REDACTED and I are keen to pursue a PV farm at the east end of the site, potentially including the current water building footprint. The Council is less keen as they're worried about it taking up space for a long time period that could be used for other stuff. Our point is, what other stuff?

Extract of email dated 17 June 2024

From: REDACTED >
Sent: 17 June 2024 13:36
To: REDACTED
Subject: RE: Wick John O'Groats Airport - Working Group Meeting 3

For Dundee, the anticipated outcomes, aside from working to get more folk on the air service, are that HIAL will be pursuing a number of new revenue sources (FBO, helicopters, PV farm) and that this will be supported to some extent by a business case for the Tay Cities deal that will look to increase the parking available for aircraft, demolish the water building and buy / build hangar space.

Extract of email correspondence dated 9 July 2024

From: REDACTED

Sent: 09 July 2024 12:59

To: REDACTED

Subject: Dundee

REDACTED

I hope you are well. Ahead of the Working Group next week, and to inform our catch up tomorrow, I thought it would be helpful to set out the issues that I think need to be covered at the Working Group.

- Agreement from all members that Water Building demolition should be pursued.

Extract of Email correspondence dated 17 July 2024

From: REDACTED
Sent: Wednesday, July 17, 2024 10:54 AM
To: REDACTED
Cc: REDACTED
Subject: RE: Dundee Airport Meeting

REDACTED

Yes, meeting is going ahead. I had been thinking that the agenda would look like:

3. Update from HIAL on business opportunities – helicopters and PV farm

Extract of Email correspondence dated 22 July 2024

From: REDACTED
Sent: 23 July 2024 09:21
To: REDACTED
Subject: RE: Dundee Airport Working Group

REDACTED

I appreciate that there's a lot on the go at HIAL at the moment but if we could get some sort of quote for the Water Building demolition before the next Working Group meeting that would be helpful. I'm keen to make progress before folk change their minds!

Thanks

REDACTED

From: REDACTED
Sent: Tuesday, July 23, 2024 9:09 AM
To: REDACTED
Subject: RE: Dundee Airport Working Group

OFFICIAL

Good morning. REDACTED

I would agree with the status of the work and the more concrete areas to work up pricing and costs, etc. The principles behind the REDACTED and PV solutions appear to be agreed at a headline level for the working group, but now need worked through to determine funding and options (taking over the Logan Air Hangar). I think our next meeting will flesh out much of the current unknowns.

I will get a quote for the demolition of the Scottish Water Building from our IS team, I am not sure how long this would take, but will get on to that element immediately.

Thanks,

REDACTED

From: REDACTED
Sent: Monday, July 22, 2024 2:57 PM
To: REDACTED
Subject: Dundee Airport Working Group

REDACTED

I hope you had a good weekend. I'm going to put a note round everyone on where we are with Dundee following the meetings last week. Before I do, I want to make sure we're on the same page. Now that we have agreement that the Water Building should be demolished it would be good if HIAL could get quotes. That will enable us to consider if this is pursued through the City Deal or if we just do it separately through HIAL's normal funding. If we do it through HIAL's capital budget it will likely be loan funding. From a Subsidy Control perspective, it might not be possible to do it through the City Deal anyway. I'll have to think about that more.

I think that where we are is:

PV Farm

- HIAL to receive reports imminently on PV proposals across HIAL estate.
- For Dundee, initial proposal is for a PV farm from the REDACTED building to the east boundary fence.
- HIAL to ask for variations including:
 - Water building footprint.
 - Water building and grass area.
 - Water building, grass area and long stay car park.
 - Water building, grass area, long stay car park and former Tayside Aviation site.
- Once reports received, we'll be able to consider the cost / benefit of retaining different sections for other uses e.g. keeping the former Tayside Aviation area for a future flight training operation.

Are you content that this covers these two areas?

Thanks

REDACTED

Extract of email correspondence dated 15 August 2024

From: REDACTED

Sent: 15 August 2024 16:29

To: REDACTED

Cc: REDACTED

Subject: Dundee Airport Working Group

1. Update from HIAL – REDACTED

This would include:

- Progress on getting a quote for the demolition of the water building..
- Update on PV farm proposals. At the last meeting we agreed that it would be helpful to see variations of covering the entirety of the area between the REDACTED and the east boundary fence to see what the cost / benefit of retaining different sections for other uses would be e.g. keeping the former Tayside Aviation area for a future flight training operation.

Extract of email correspondence dated 4 November 2024

From: REDACTED
Sent: 04 November 2024 13:38
To: REDACTED
Subject: Dundee Airport Working Group

REDACTED

The latest meeting of the Dundee Airport Working Group was on 24 October.
Headlines are

6. On the PV farm proposal, HIAL are Head of Term stage in relation to Inverness, Wick and Dundee. Inverness is the priority given it's scale. It would involve 25 year leases of land to the PV operator. An issue was raised as to whether HIAL could enter such a long term sub-lease given the fact that they themselves lease the airport from the Council. HIAL are to check the Dundee Airport Lease to see if there are any restrictions on sub-leasing.

Revenue Targets 24/25, 25/26 Forward

Item	Item	2024			2025												2026		
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	August	Sept	Oct	Nov	Dec	Jan	Feb	March
1	DDC Budget Consultation 25/26																		
2	PSO - DND - LHR																		
3	PSO - DND - LHR - Decision																		
4	PV Scheme - 45 Acre DND																		
5	FBO Partner																		
6	Private Jet Fuel sales																		
7	Offshore Wind REDACTED																		
8	Offshore Wind REDACTED																		
9	REDACTED - DND																		
10	REDACTED DND-NWI																		

Extract of email correspondence 4 December 2024

From: REDACTED

Sent: 04 December 2024 15:51

To: REDACTED

Subject: Dundee Airport Working Group

REDACTED

The latest meeting of the Dundee Airport Working Group was on 2 December.
Headlines are

- The PV farm needs consent from the Council as the ultimate owner of the site for any long term sub-lease. For the PV they're talking 25 years.

Extract of email dated 22 October 2025

From: REDACTED

Sent: 22 October 2025 15:12

To: REDACTED

Subject: HIAL Board meeting on 23 October 2025 - Comments on Board papers

Page 40 – Having checked after seeing this in the paper, apparently “New” PV Partner sought by HIAL refers to the fact that the company that they were previously dealing with has pulled out. HIAL are now following up with other companies. To me, this is quite a big thing and I would have expected this to be more explicitly flagged to the Board, as well as us directly given the relevance to Dundee and Wick