



Renfrewshire Valuation Joint Board

Report to : Renfrewshire Valuation Joint Board

Meeting on : 19TH August 2016

Subject : Performance Report

Author : Divisional Assessor & Assistant Electoral Registration Officer

1.0 Introduction

This performance report covering the first six months of the rating year provides an update to the ongoing reporting of performance to the members and is intended to keep members informed of current performance and workload issues facing the Board.

2.0 Council Tax

The main work involved in Council Tax at the moment remains the addition of new houses to the Valuation List and the deletion of demolished houses. I include a summary of new additions to the Council Tax List for information.

2.1 Time taken to enter new houses into the Valuation (Council Tax) List

Period 1st April 2015 to 30th June 2015

Council Area	No. Added	Within 3 months	%age of total added	Between 3 and 6 months	%age of total added	Added within 6 months	More than 6 months	%age of total added
Renfrewshire	215	208	96.74%	2	0.93%	97.67%	5	2.33%
East Renfrewshire	98	91	92.86%	7	7.14%	100%	0	0%
Inverclyde	33	32	96.97%	1	3.03%	100%	0	0%
RVJB totals	346	331	95.66%	10	2.89%	98.55%	5	0%

This performance indicates that we have continued to meet our target of adding 95% of new houses within three months. However, we are marginally just missing our target set of 99.5% within 6 months by less than 1%. Given staff priority has been engaged with the statutory duty of completing the 2017 Revaluation, coupled with the fact that the actual number of houses added compared with the same time last year has increased by 40%, this minor decrease in performance gives no cause for concern.

In the period from 1 April 2016 to 30st June 2015, the average number of days taken to add a house was as follows:

Council Area	No. Added	Average No. of Days
Renfrewshire	215	46.62
East Renfrewshire	98	32.28
Inverclyde	33	28.21
RVJB Totals	346	40.80

This measure is marginally missing our target of 38 days.

2.2 Information on Deletions from the Council Tax List

The main reasons for deleting a property from the valuation list would be: where the property is demolished, where a house is now being used for Non-domestic purposes or where two or more houses are combined to form one house.

2.2.1 Number of Deletions from the Valuation (Council Tax) List between 1st April and 30st June during 2014 and 2015

Council Area	No. Deleted 2015	No. Deleted 2016
Renfrewshire	18	63
East Renfrewshire	3	1
Inverclyde	0	3
RVJB Total	21	67

The high volume of deleted properties within Renfrewshire relate to the demolition of flatted dwellings and lock ups located within Johnstone.

3.0 Non-domestic Valuation

One of the main areas of work in non domestic valuation at the moment is the maintenance of the valuation roll. The table below is a summary of the statutory amendments to the Valuation Roll. These are new entries being added to the Roll, entries being deleted or properties that have been altered. Each of these amendments has been made after a member of staff has inspected the premises.

3.1 Time taken to make statutory amendments to the Valuation Roll (excluding appeal settlements and amendments to prescribed entries)

Period 1st April 2015 to 30th June 2015

Council Area	No. of Alt'ns	Within 3 months	%age of total added	Between 3 and 6 months	%age of total added	Added within 6 months	More than 6 months	%age of total added
Renfrewshire	136	133	97.79%	1	0.74%	98.53%	2	1.47%
East Renfrewshire	36	35	97.22%	1	2.78%	100.00%	0	0.00%
Inverclyde	27	27	100.00%	0	0.00%	100.00%	0	0.00%
RVJB totals	199	195	97.99%	2	1.01%	99.00%	2	1.00%

The above alterations to the Valuation Roll are value changes only and do not reflect alterations where overall value is unchanged, changes to occupancy details or other administrative changes.

There has been a 61% increase in the total number of alterations compared to this time last year. I am pleased to report that the performance is ahead of our target of 80% to be actioned within 3months and 95% within 6months although it is still very early within the reporting year.

4.0 General Conclusions,

The performance levels detailed are in line with our expectations.

5.0 Recommendations

- i. The Board notes the contents of this report.

Jacqueline Murgatroyd
Divisional Assessor & Assistant ERO
4 August 2016

For further information please contact Jacqueline Murgatroyd on 0141-618-5951 or via email jacqueline.murgatroyd@renfrewshire-vjb.gov.uk