



Renfrewshire Valuation Joint Board

Report to: Renfrewshire Valuation Joint Board

Meeting on: 16th September 2022

Subject: Performance Report

Author: Assistant Assessor & Electoral Registration Officer

1. Introduction

This quarter's performance report provides an update to the reporting of performance for the first three months of the rating year and is intended to keep members informed of current performance and workload issues facing the Board.

2. Council Tax

The main work involved in Council Tax 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 2022 to 30th June 2022

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	236	234	99.15%	1	0.42%	99.57%	1	0.43%
East Renfrewshire	169	164	97.04%	4	2.37%	99.41%	1	0.59%
Inverclyde	75	75	100.00%	0	0.00%	100%	0	0.00%
RVJB totals	480	473	98.54%	5	1.04%	99.58%	2	0.42%

This performance has exceeded our current target of 95% within three months and also our six-monthly target of 97% within 6 months with our key performance indicators showing 98.54% and 99.58% respectfully.

In the period from 1st April 2022 to 30th June 2022, the average number of days taken to add a house was as follows:

Council Area	No. Added April to June 2022	Average No. of Days 2022
Renfrewshire	236	16.80
East Renfrewshire	169	25.48
Inverclyde	75	16.99
RVJB Totals	480	19.89

This measure is in line with our usual performance levels with the average number of days exceeding our normal target of 38 days showing an average of 19.89 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 2022 and 30th June 2022

Council Area	No. Deleted 2021/22	No. Deleted 2022/23
Renfrewshire	0	7
East Renfrewshire	1	4
Inverclyde	1	13
RVJB Total	2	24

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.

3. Non-domestic Valuation

One of the main areas of work in non-domestic valuation 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.

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

Period 1st April 2022 to 30th June 2022

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	46	38	82.61%	2	4.35%	86.96%	6	13.04%
East Renfrewshire	31	27	87.10%	1	3.23%	90.33%	3	9.67%
Inverclyde	18	15	83.33%	0	0.00%	83.33%	3	16.67%
RVJB totals	95	80	84.21%	3	3.16%	87.37%	12	12.63%

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.

The performance target of 50% to be actioned within 3 months and 75% within 6 months has been exceeded with our key performance indicators showing 84.21% and 87.37% respectively.

The performance levels detailed above are in line with our expectations at this time in the rating year although please note, the number of alterations carried out to the roll are still at a low level compared with this period in 2019, the last year not affected by Covid - the total number of alterations carried out within the Joint Board area during the first three months of the roll for 2019/20 was 205 compared to 95 for 2022/2023. The effect of the pandemic and potentially the concerns relating to high living costs etc., on non-domestic properties in relation to alterations or new premises coming into existence can still be seen in these low number of amendments to the roll.

4. General Conclusions

Current performance is above the targets set for this year however, this may diminish due to issues with recruitment and the retention of staff in conjunction with the demands placed on the organisation as all members of the valuation team are heavily involved with preparing draft values for the 2023 Revaluation which require to be published by the 30th November 2022. Staff also have to carry out business as usual duties in terms of maintenance of the Valuation Roll and Valuation Lists in line with our key performance indicators which includes disposing of council tax proposals and non-domestic appeals.

5. Recommendations

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

Lindsey Hendry
Assistant Assessor & ERO
25th July 2022

For further information please contact Lindsey Hendry at 0141-618-5927 or via email at lindsey.hendry@renfrewshire-vjb.gov.uk