



Renfrewshire Valuation Joint Board

Report to : Renfrewshire Valuation Joint Board

Meeting on : 20st November 2015

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 September 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	454	446	98.24%	8	1.76%	100%	0	0%
East Renfrewshire	122	118	96.72%	4	3.28%	100%	0	0%
Inverclyde	102	102	100%	0	0%	100%	0	0%
RVJB totals	678	666	98.23%	12	1.77%	100%	0	0%

This performance exceeds our targets of 95% within three months and 99.5% within 6 months.

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

Council Area	No. Added	Average No. of Days
Renfrewshire	454	20.96
East Renfrewshire	122	22.94
Inverclyde	102	18.92
RVJB Totals	678	21.01

This measure is within 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 September during 2014 and 2015

Council Area	No. Deleted 2014	No. Deleted 2015
Renfrewshire	9	25
East Renfrewshire	8	5
Inverclyde	139	12
RVJB Total	156	42

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 September 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	153	146	95.42%	7	4.58%	100.00%	0	0.00%
East Renfrewshire	55	53	96.36%	1	1.82%	98.18%	1	1.82%
Inverclyde	57	56	98.25%	0	0.00%	98.25%	1	1.75%
RVJB totals	265	255	96.23%	8	3.02%	99.25%	2	0.75%

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 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. As mentioned in the 2017 Revaluation Preparation Timeline Report, whilst every endeavor will be made to meet the current performance levels in relation to running roll and council tax targets, these may be affected as a result of time pressures to produce valuations six months earlier than what was anticipated and the volume of work a revaluation involves.

5.0 Recommendations

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

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