



Renfrewshire Valuation Joint Board

Report to: Renfrewshire Valuation Joint Board

Meeting on: 20 January 2017

Subject: 2017 Non Domestic Rating Revaluation Progress Report

Author: Divisional Assessor & Assistant Electoral Registration Officer

1.0 Introduction

The purpose of this report is to inform members of the Board on the current work that is being undertaken in preparation of the 2017 Non Domestic Rating Revaluation which comes into effect on the 1st April 2017.

2.0 Background

The Assessor is required by the Lands Valuation (Scotland) Act to value or revalue all of the lands and heritages in his valuation area. These valuations are totally fresh and relate to rental levels prevailing at the statutory “tone date” of the 1st April 2015. This process involves the collection and analysis of rental, building costs and turnover data to establish the new levels of value to be applied to the various types of subject.

3.0 Current Progress

As reported to the Board at the last meeting on 18th November 2016, the 2017 Revaluation, in draft format, was successfully completed on 30th September 2016 resulting in a total of 10,406 non domestic subjects across the three local authorities being revalued.

Proposed values and draft Practice Notes in connection with the 2017 Revaluation are now available on the SAA Portal which provides all Scotland Valuation Rolls and Council Tax Lists on-line and can be found at www.saa.gov.uk.

A search facility is available to facilitate tax payers and interested parties establishing what the proposed ratable values are. Where available, a summary valuation for subjects such as shops, offices and industrial properties has also been provided. In addition, there is also a link to a rates calculator to assist in ascertaining what the proposed liability may be. As these are draft values there is a possibility that values may change between now and the Roll going live on 1 April 2017. The list currently available is the Draft Roll and an interested party cannot lodge an appeal against the Draft Revaluation Roll. Appeals may only be made once the roll becomes final and valuation notices have been served on the appropriate parties.

4.0 Statistical Analysis

The tables at Appendix 1, shows a detailed analysis of all non domestic subjects within the Joint Board area grouped by the statistical categories used by the Scottish Executive. These 20 Categories divide subjects into easily identified groupings such as Office, Retail, Industrial, Health, Education and Hotels Etc.

The category entitled “Public Service” includes subjects such as the Airport, Bus Stations, Court Houses, Fire Stations, Military Establishments, Police Stations and Waste Water Treatment Works.

Category 17 titled “Others” includes subjects such as Car parks, Car Spaces, Ground, Kennels, Livestock Auction Marts, Premises Under Reconstruction, Stables, Water Rights and Weighbridges.

The tables outline the number of subjects within each category, the total ratable value in relation to the 2010 roll compared to the proposed ratable value for the 2017 roll and the percentage differential in value terms as at 31 December 2016. The total effect in terms of ratable value for RVJB equates to an overall increase in value from £339,912,455 to £ 415,859,337. It should be noted that these figures are based on draft valuations and could be subject to change between now and the roll becoming live.

5.0 Future workload

In a year of Revaluation, the Assessor is required to issue a Valuation Notice to the Proprietor, Tenant and Occupier named in the Roll. The Notice sets out details of the relevant entry and provides information on the time limits and rights of appeal available. Work is currently underway to ensure around 15,000+ notices are issued timeously. Valuation Notices will be issued to all interested parties on or around the 15th March 2017 and the 2017 Valuation Roll will become effective on the 1st April 2017. Information on appeal rights will be included on the reverse of the Valuation Notice.; Parties with an interest in the property will then have until 30th September 2017 to lodge an appeal.

Between now and the Roll becoming live on the 1 April 2017, we will be liaising with the billing authorities responsible for each of the three Joint Board Areas in order to ensure the relevant data is provided to them as required by statute to ensure bills are issued to the relevant parties as soon as is practicable after the 15th March 2017.

In addition, reviews are currently ongoing to ensure all entries in the 2017 Revaluation Roll are in line with a 2015 Supreme Court decision. This decision affirmed the unit of valuation for rating purposes which may result in additional entries being created. In some instances, schemes of value are also currently being reviewed where relevant additional rental information has been received. This may result in amendments to the draft roll.

6.0 Designation Responsibilities

The Assessor for Renfrewshire is the “Designated Assessor” for fixed line telecommunication subjects within Scotland. As a result of this additional responsibility, the Assessor is required to carry out valuations of very large subjects involving substantial values. This involves very complex valuations and requires collaboration at a national level with the Valuation Office in England & Wales. Numerous meetings and discussions continue to take place in the hope of reaching pre agreement between all interested parties on the level of value applied for the 2017 Revaluation. If this is not achieved prior to the 1 April 2017 it could potentially result in the need for extremely lengthy and costly litigation going forward. At present this is looking increasingly likely.

7.0 General Conclusions

As noted in previous performance reports the performance levels in relation to running roll alterations and council tax targets have been slightly affected by the pressures to complete the Revaluation within the timescales set by the Scottish Government coupled with an increase in the number of new Council Tax entries compared to the same period in 2015. The performance levels are not a cause for concern given that staff were dealing with the heavy workload associated with a Revaluation.

7.0 Recommendations

The Board notes the contents of this report.

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Divisional Assessor & Assistant ERO
9 January 2017

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APPENDIX 1

Renfrewshire						
Cat	Description	Number of Subjects to be Revalued	Number of Subjects Revalued	2010 RV	2017RV	Change
1	Retail	1,740	1,740	£78,644,265	£76,295,450	-2.99%
2	Public House	120	119	£3,316,500	£3,550,800	7.06%
3	Office incl Banks	1,438	1,434	£23,455,775	£21,919,325	-6.55%
4	Hotel Etc	27	27	£3,348,950	£5,943,800	77.48%
5	Industrial subjects including Factories Warehouses Stores and Workshops	1,660	1,660	£46,822,910	£49,363,315	5.43%
6	Leisure Entertainment Caravans and Holiday Sites	151	151	£7,472,305	£8,287,700	10.91%
7	Garages and Petrol Stations	69	69	£1,383,775	£1,648,325	19.12%
8	Cultural	63	63	£1,254,150	£1,819,050	45.04%
9	Sporting Subjects	12	12	£295,650	£300,460	1.63%
10	Education and Training	80	80	£13,377,800	£13,932,200	4.14%
11	Public Service Subjects	157	157	£16,373,770	£18,815,190	14.91%
12	Communications (Non Formula)	14	14	£10,500	£10,600	0.95%
13	Quarries Mines etc	1	1	£13,500	£21,500	59.26%
14	Petrochemical	3	3	£241,750	£246,400	1.92%
15	Religious	99	99	£1,672,885	£1,400,900	-16.26%
16	Health Medical	77	77	£5,548,650	£5,875,100	5.88%
17	Other	437	437	£990,580	£3,316,420	234.80%
18	Care Facilities	55	55	£3,209,750	£3,435,650	7.04%
19	Advertising	124	124	£483,660	£578,055	19.52%
20	Undertakings	33	33	£30,745,057	£100,832,740	227.96%
	TOTAL	6,360	6,355	£238,662,182	£317,592,980	33.07%

Note: Figures are as at 31st December 2016

East Renfrewshire						
Cat	Description	Number of Subjects to be Revalued	Number of Subjects Revalued	2010 RV	2017RV	Change
1	Retail	568	567	£16,099,600	£15,683,550	-2.58%
2	Public House	22	22	£831,100	£925,250	11.33%
3	Office incl Banks	336	336	£3,581,250	£3,603,475	0.62%
4	Hotel Etc	6	6	£462,000	£755,000	63.42%
5	Industrial subjects including Factories Warehouses Stores and Workshops	325	325	£3,461,320	£3,090,085	-10.73%
6	Leisure Entertainment Caravans and Holiday Sites	64	64	£2,856,160	£2,864,745	0.30%
7	Garages and Petrol Stations	46	46	£562,200	£539,850	-3.98%
8	Cultural	18	18	£299,200	£496,150	65.83%
9	Sporting Subjects	8	8	£138,150	£141,150	2.17%
10	Education and Training	33	33	£6,722,600	£7,068,000	5.14%
11	Public Service Subjects	66	66	£1,480,170	£1,697,240	14.67%
12	Communications (Non Formula)	5	5	£5,900	£5,800	-1.69%
13	Quarries Mines etc	3	3	£45,000	£58,600	30.22%
14	Petrochemical	0	0	£0	£0	0.00%
15	Religious	44	44	£907,310	£629,100	-30.66%
16	Health Medical	40	40	£1,217,950	£1,406,350	15.47%
17	Other	87	87	£122,030	£205,140	68.11%
18	Care Facilities	23	23	£1,686,750	£1,801,900	6.83%
19	Advertising	34	34	£116,935	£132,660	13.45%
20	Undertakings	18	18	£1,304,728	£1,420,518	8.87%
	TOTAL	1,746	1,745	£41,900,353	£42,524,563	1.49%

Note: Figures are as at 31st December 2016

Inverclyde						
Cat	Description	Number of Subjects to be Revalued	Number of Subjects Revalued	2010 RV	2017RV	Change
1	Retail	768	768	£20,772,100	£16,431,050	-20.90%
2	Public House	47	47	£1,290,900	£1,484,750	15.02%
3	Office incl Banks	353	351	£7,330,100	£6,995,675	-4.56%
4	Hotel Etc	9	9	£371,950	£517,700	39.19%
5	Industrial subjects including Factories Warehouses Stores and Workshops	522	522	£8,276,605	£7,641,060	-7.68%
6	Leisure Entertainment Caravans and Holiday Sites	99	99	£2,663,225	£2,907,400	9.17%
7	Garages and Petrol Stations	41	41	£578,100	£568,760	-1.62%
8	Cultural	28	28	£876,500	£1,128,600	28.76%
9	Sporting Subjects	3	3	£41,000	£38,200	-6.83%
10	Education and Training	39	39	£7,189,300	£7,496,350	4.27%
11	Public Service Subjects	86	86	£3,066,400	£3,069,300	0.09%
12	Communications (Non Formula)	0	0	£0	£0	0.00%
13	Quarries Mines etc	0	0	£0	£0	0.00%
14	Petrochemical	0	0	£0	£0	0.00%
15	Religious	64	64	£700,257	£740,500	5.75%
16	Health Medical	33	33	£2,943,400	£3,171,300	7.74%
17	Other	124	124	£184,525	£395,175	114.16%
18	Care Facilities	51	51	£2,181,250	£2,337,850	7.18%
19	Advertising	32	32	£118,700	£148,200	24.85%
20	Undertakings	19	19	£765,608	£669,924	-12.50%
	TOTAL	2,318	2,316	£59,349,920	£55,741,794	-6.08%

Note: Figures are as at 31st December 2016

Renfrewshire Valuation Joint Board

Cat	Description	Number of Subjects to be Revalued	Number of Subjects Revalued	2010 RV	2017RV	Change
1	Retail	3,076	3,075	£115,515,965	£108,410,050	-6.15%
2	Public House	189	188	£5,438,500	£5,960,800	9.60%
3	Office incl Banks	2,127	2,121	£34,367,125	£32,518,475	-5.38%
4	Hotel Etc	42	42	£4,182,900	£7,216,500	72.52%
5	Industrial subjects including Factories Warehouses Stores and Workshops	2,507	2,507	£58,560,835	£60,094,460	2.62%
6	Leisure Entertainment Caravans and Holiday Sites	314	314	£12,991,690	£14,059,845	8.22%
7	Garages and Petrol Stations	156	156	£2,524,075	£2,756,935	9.23%
8	Cultural	109	109	£2,429,850	£3,443,800	41.73%
9	Sporting Subjects	23	23	£474,800	£479,810	1.06%
10	Education and Training	152	152	£27,289,700	£28,496,550	4.42%
11	Public Service Subjects	309	309	£20,920,340	£23,581,730	12.72%
12	Communications (Non Formula)	19	19	£16,400	£16,400	0.00%
13	Quarries Mines etc	4	4	£58,500	£80,100	36.92%
14	Petrochemical	3	3	£241,750	£246,400	1.92%
15	Religious	207	207	£3,280,452	£2,770,500	-15.55%
16	Health Medical	150	150	£9,710,000	£10,452,750	7.65%
17	Other	648	648	£1,297,135	£3,916,735	201.95%
18	Care Facilities	129	129	£7,077,750	£7,575,400	7.03%
19	Advertising	190	190	£719,295	£858,915	19.41%
20	Undertakings	70	70	£32,815,393	£102,923,182	213.64%
	TOTAL	10,424	10,416	£339,912,455	£415,859,337	22.34%

Note: Figures are as at 31st December 2016