

REPORT TO: TAYSIDE VALUATION JOINT BOARD – 20 MARCH 2017

REPORT ON: NON-DOMESTIC RATING – REVALUATION 2017

REPORT BY: ASSESSOR

REPORT NO: TVJB 8-2017

1 PURPOSE OF REPORT

1.1 The purpose of this report is to update the Board with progress towards the 2017 General Revaluation of Non-Domestic properties.

2 RECOMMENDATIONS

2.1 That the Board notes the contents of the Report.

3 FINANCIAL IMPLICATIONS

3.1 The costs associated with undertaking the Revaluation are contained within the Assessor's Revenue Budget.

4 POLICY IMPLICATIONS

4.1 This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

5 BACKGROUND

5.1 The Assessor has a statutory duty to carry out a Revaluation of all non-domestic property in the Valuation Area every five years. However, in the context of the general economic recession which took place after 2008, the proposed Revaluation scheduled for 1 April 2015 was postponed and will now come into effect on 1 April 2017. The Assessor's task is to revalue each property at a figure which represents the rent at which that property might reasonably be expected to let at the specified date (1 April 2015).

5.2 The work of Revaluation has required the ingathering, recording, processing, assimilation and appraisal of a very substantial volume of evidence including rents, costs and returns of particulars in order that defensible schemes of value can be established. Information has been exchanged with other Assessors, with working groups of the Scottish Assessors' Association (SAA), the Valuation Office Agency for England and Wales, and with the rating authorities in Northern Ireland and the Republic of Ireland to ensure harmonisation of valuation levels, practices and procedures in Scotland and throughout the United Kingdom. Engagement has also taken place with ratepayer and industry representative groups.

5.3 In Tayside the Assessor has been obliged to revalue some 19,000 subjects having a current Rateable Value of approximately £414 million. All valuations have been prepared and thoroughly checked. Draft valuations (and draft Summary Valuations for bulk classes of properties), together with draft Practice Notes outlining the valuation methodology adopted for different types of subject, were made available for ratepayers to view online via the SAA Portal from 15 December 2016 and these have been reviewed and revised as required in the period since.

5.4 The Revaluation exercise has now been completed and formal Valuation Notices indicating the new values are being prepared. These are scheduled to be issued to all Proprietors, Tenants and Occupiers of Non Domestic subjects throughout Tayside

between 15 March and 21 March 2017. Arrangements have also been made to deliver the new Valuation Rolls to the Directors of Finance for Angus, Dundee and Perth & Kinross Councils in order that appropriate rates bills can be issued.

- 5.5 Physical copies of the new Valuation Roll will be displayed at the Assessor's offices, at public libraries and at offices of constituent Councils. Provision has also been made to ensure that the current draft Valuations and Summary Valuations displayed at the Portal "roll over" to become the live valuations on 1 April 2017.
- 5.6 A key feature of the system of Non- Domestic Rates system is that each Proprietor, Tenant and Occupier may, if they feel aggrieved by the new Valuation, lodge a formal appeal. Such appeals must be lodged after 1 April 2017 and before 30 September 2017. Details of the relevant mechanisms and time limits for appeals will be included with each Valuation Notice and will be widely published on-line and in the press.
- 5.7 The 2017 Revaluation is the eleventh such Revaluation in Scotland and once again has clearly demonstrated that maximum application is required on the part of all valuation staff to facilitate completion of the task. Information technology is also of critical importance in securing the efficient revaluation of all subjects and the Board's IT section has been heavily involved in creating, updating and reconfiguring the required valuation systems. I would wish to express my sincere thanks to all staff involved in the exercise for their dedication and hard work in ensuring that the exercise is completed.

6 CONSULTATION

- 6.1 The Clerk and Treasurer to the Board have been consulted on this report.

7 BACKGROUND PAPERS

- 7.1 None

ALASTAIR KIRKWOOD
Assessor

March 2017