

AGENDA ITEM 6

CENTRAL SCOTLAND VALUATION JOINT BOARD

Subject: INTERIM VALUATION PERFORMANCE REPORT
Meeting: CENTRAL SCOTLAND VALUATION JOINT BOARD
Date: 18th NOVEMBER 2016
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1. INTRODUCTION

The Assessor submits a full annual Public Performance Report to the Board and publishes this on the Scottish Assessors' website (saa.gov.uk). This report covers the first six months of the financial year and is intended to show how these elements of the Assessors workload are progressing. It should be noted that progress is monitored on a regular basis by the Management Team which meets at approximately 6 week intervals.

2. PERFORMANCE INDICATORS FOR VALUATION ROLL WORK

These indicators measure how quickly we make changes to the Valuation Roll i.e. the period between the effective date of the change and the date the change was processed. This is important for ratepayers who will be keen to avoid a large backdated rates bill. It also assists local authorities who avoid having to issue backdated bills and helps with cash flow management.

Total No. of Entries 11,464 as at 24rd October 2016

Amended Entries between 1 April 2016 and 30 September 2016 is 303

Period	Target 2016/17	Achieved April - September
Within 3 months	75%	91%
Within 6 months	90%	99%
Over 6 months	10%	1%

3. PERFORMANCE INDICATORS FOR VALUATION LIST WORK

These indicators measure how quickly we add new houses i.e. the period between the new house coming into existence and it being added to the Valuation List, Taxpayers do not wish to have to pay backdated bills and local authorities are keen to collect Council Tax as quickly as possible. In terms of Electoral Registration it is important that new properties are included in the Electoral database as soon as possible to ensure that the Electoral Register is kept up to date.

Total No. of Entries 139,164 as at 24th October 2016

No. of New Entries between 1 April 2016 and 30 September 2016 is 553

Period	Target 2016/17	Achieved April - September
Within 3 months	97%	94%
Within 6 months	99%	100%
Over 6 months	1%	0%

4. COMMENTS ON PERFORMANCE APRIL TO SEPTEMBER

At this stage in the financial year, with the exception of Council Tax New Entries within 3 months, we are meeting or exceeding our targets in both Valuation Roll and Valuation List. Whilst we will endeavour to meet the targets set for this financial year it should be noted that work in connection with the 2017 Revaluation is ongoing and will continue to require a significant amount of time and resources to complete.

Whilst we still have a high number of trainees they are performing well however a significant amount of senior staff time continues to be spent on training and supervising trainees and newly qualified staff who have no previous experience of the Revaluation process. This coupled with the long term absence of two senior members of the Valuation Team has impacted on performance to date, and these factors are likely to continue to affect performance in the remainder of the financial year.

It is expected in Valuation Roll work that performance figures at the start of the financial year will meet or exceed our target figures. This is due to the fact that new entries or changes can only be backdated to the start of the financial year.

The Council Tax figures within 3 months are disappointing however this also reflects the ongoing work in connection with the 2017 Revaluation and the long term absence of two senior members of the Valuation Team.

5.0 RECOMMENDATIONS

It is recommended that the Valuation Joint Board note the continuing commitment to Best Value.

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Assistant Assessor