

AGENDA ITEM 6

CENTRAL SCOTLAND VALUATION JOINT BOARD

Subject: BEST VALUE REPORT 2013
Meeting: CENTRAL SCOTLAND VALUATION JOINT BOARD
Date: 21st JUNE 2013
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1. INTRODUCTION

- 1.1 Reports on performance have been submitted to the Central Scotland Valuation Joint Board on a regular basis since 2000. This report covers the financial year 2012/2013, and shows performance levels on Assessor's work completed between 1st April 2012 and 31st March 2013. The Report follows the same format as previous years and the figures for the past three years are shown.

2. KEY PERFORMANCE INDICATORS

- 2.1 A key part of Best Value is measuring and monitoring performance. A report detailing the performance indicators was submitted to Central Scotland Valuation Joint Board on 6th October 2000. These indicators were agreed with the Scottish Executive and the Accounts Commission.
- 2.2 Targets Set – Valuation Roll (Non Domestic) Amending the Roll

Amendments to the Valuation Roll as a % of all changes			
Year	2010/11	2011/12	2012/13
In less than 3 months	80%	81%	82%
In less than 6 months	93%	93%	93%
In more than 6 months	7%	7%	7%

2.3 Performance Achieved

Total No. of Entries as at 31 March 2013 - 11,220		Amended Entries 759	
Changes Made	Achieved 2010/2011	Achieved 2011/2012	Achieved 2012/2013
In less than 3 months	84%	84%	81%
In less than 6 months	93%	94%	93%
More than 6 months	7%	6%	7%

The target for changes in less than three months was missed by a single percentage. To have missed the target by such a narrow margin is disappointing but this should be viewed in context. We had aimed to improve upon last year's target which was always going to be a challenge in the context of the significant appeal workload. We met the other two targets

2.4 Council Tax

The key performance indicator for Council Tax is a measure of how long it takes for a new house to enter the Valuation List. It is in the taxpayer's interest that the property appears in the List as soon as possible after completion to avoid a backdated bill. It is in the Councils' interest to collect the tax as soon as possible. The number of dwellings in the List at 31 March 2013 was 135,670. In addition there are approximately 5000 domestic garages and stores that appear in the list but these are exempt from Council Tax payment.

2.5 Targets Set – Council Tax

New Entries:

New Entries on the Valuation List as a % of all new entries			
Year	2010/11	2011/12	2012/13
In less than 3 months	95%	96%	96%
In less than 6 months	99%	99%	99%
In more than 6 months	1%	1%	1%

2.6 Performance Achieved

Total new entries 2012/2013: 746

New Entries on the Valuation List as a % of all new entries			
Year	Achieved 2010/11	Achieved 2011/12	Achieved 2012/13
In less than 3 months	99%	98%	98%
In less than 6 months	100%	100%	100%
In more than 6 months	-	-	-

Working on maintaining the Council Tax List has a high priority throughout the year. It is particularly important for the Electoral Registration function that all new properties are added to the Valuation List as quickly as possible. This ensures that forms asking people to register to vote are issued promptly and all domestic properties are included in the annual canvass. If the Valuation List is up to date it will help to ensure that the Electoral Register is also up to date.

It is pleasing that such a high standard has again been achieved with 98% of all new houses in the List within three months.

2.7 Targets for 2012/13

Valuation Roll – Target 2012/13

Amendments to the Valuation Roll as % of all changes	
Year	2013/14
In less than 3 months	82%
In less than 6 months	93%
In more than 6 months	7%

Valuation List – Target 2011/12

Amendments to the Valuation Roll as % of all changes	
Year	2013/14
In less than 3 months	97%
In less than 6 months	99%
In more than 6 months	1%

The domestic targets set for this year (2013/14) have been increased as Best Value requires that we continually strive to improve performance where this is possible. In relation to non domestic, in light of the continuing appeal workload we have kept the targets unchanged at their current high levels.

3. PUBLIC PERFORMANCE REPORTING

The Public Performance Report is published on the Assessors' Portal (www.saa.gov.uk), it is also available from our office.

4. SUMMARY

- 4.1 The Best Value regime has allowed the Assessor for Central Scotland to formally measure performance against indicators agreed with the Scottish Executive and Audit Scotland. The aim is to monitor and constantly improve our performance where feasible. The targets set for the non domestic Valuation Roll in 2013/14 have remained constant and we will aim to meet and if possible exceed them.
- 4.2 In relation to domestic properties you should also note that the targets had not been increased 2006/07 to 2010/11. But were increased in 2011/12 and I'm pleased to report were met. The targets for 2013/14 have been increased slightly to ensure that the recent high performance is maintained
- 4.3 Since the inception of the Best Value the Assessor's employees have embraced the scheme and generally have demonstrated consistent improvement. Performance in relation to targets set has been high, and the organisation has generally exceeded these targets. This has been achieved through hard work by many people and I believe that these high standards will continue to be achieved.

5. RECOMMENDATION

- 5.1 It is recommended that the Valuation Joint Board note the continuing progress in terms of Best Value.**

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Depute Assessor