

AGENDA ITEM

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CENTRAL SCOTLAND VALUATION JOINT BOARD

Subject: Valuation Team Appeals Report
Meeting: Central Scotland Valuation Joint Board
Date: 28 June 2019
Author: Russell Hewton, Divisional Valuer

1. INTRODUCTION

- 1.1 The Assessor is required to carry out a general Revaluation of all Non-domestic properties normally every 5 years. Following the postponement of the 2015 Revaluation, the 2017 Revaluation came into effect from 1st April, 2017. The 2017 Revaluation required the revaluation of 11,856 non-domestic properties with a total Rateable Value of approximately £348,650,340. Following the 2017 Revaluation the Assessor received 4,563 appeals, a 17% increase on the number of appeals received following the 2010 Revaluation.
- 1.2 In addition, following the Land Reform (Scotland) Act 2016 and the removal of the exemption from the Valuation Roll for Shooting Rights and Deer Forests, a further 532 entries were made in the Valuation Roll in September 2017 resulting in a number of additional appeals with effect from 1st April, 2017.
- 1.3 Also a number of appeals against entries in the 2005 and 2010 Valuation Rolls remain outstanding. These were referred by the local Valuation Appeal Panel to the Lands Tribunal for Scotland, and work continues towards disposal of these appeals.
- 1.4 The Assessor is also required to maintain the Valuation Roll which includes the addition of new entries and amendments to existing entries to reflect a number of circumstances including physical changes to properties. These changes, together with changes to proprietors, tenant or occupier may also result in appeals being lodged by relevant parties.
- 1.5 The Assessor is required to maintain the Council Tax Valuation List by amending the List to reflect new, altered and demolished properties. Additionally he must dispose of any proposals (appeals) which are made against any entry in the Council Tax List.

2. 2017 REVALUATION APPEAL PROGRESS TO OCTOBER 2018

- 2.1 The Assessor received 4562 Revaluation Appeals following the 2017 Revaluation. Progress with these appeals is outlined in the table below:

Disposed of as at:	Number disposed of:	% disposed of:	Number outstanding
06/06/2018	1002	22%	3560
26/10/2018	1649	36%	2913
17/06/2019	3206	70%	1356

- 2.2 There are a further four non-domestic appeal hearings scheduled prior to 31st December 2019. A schedule of hearings for 2020 will be put in place by the Secretary to the Valuation Appeal Panel in the near future.
- 2.3 The statutory requirement is that all 2017 Revaluation Appeals are to be disposed of by a Committee of the Valuation Appeal Panel by the 31st December 2020.

3. 2017 RUNNING ROLL APPEALS

- 3.1 2017 Running Roll appeals include appeals received against new or altered Valuation Roll entries which are effected during the lifetime of the Roll. Since the 2017 Valuation Roll came in to force, there have been a total of 2,282 changes to the Valuation Roll. This has resulted in 488 appeals being lodged.
- 3.2 New Proprietors, Tenants or Occupiers of Valuation Roll entries may also lodge an appeal against an existing entry in the Valuation Roll within 6 months of the date their legal interest commenced. This has resulted in 92 appeals being lodged.
- 3.4 Appeals may also be lodged on the grounds that there has been a Material Change of Circumstances (MCC) which has affected the value of the entry, or where the appellant considers that there is an Error (as defined in Statute) in the Valuation Roll entry. In such cases the onus of proof rests with the appellant. 560 appeals of this type have been lodged.
- 3.5 Running Roll appeals lodged prior to 31st December 2019 also require to be dealt with by a Committee of the Valuation Appeal Panel by the 31st December 2020.

4. APPEALS LODGED AGAINST 2005 AND 2010 VALUATION ROLLS

- 4.1 There are currently 3 appeals outstanding against entries in the 2005 Valuation Roll. All of these have been referred to the Lands Tribunal for Scotland.
- 4.2 There are also 17 appeals (against 8 different subjects) outstanding against entries in the 2010 Valuation Roll. These appeals also sit with the Lands

Tribunal for Scotland and include substantial and complex subjects such as the Oil Refinery in Grangemouth and the Glass Works in Alloa.

- 4.3 Good progress has been made with the disposal of outstanding 2005 and 2010 appeals over the period since 1st April 2017, with 343 of these appeals dealt with between 1st April 2017 and 17th June 2019.

5. COUNCIL TAX PROPOSALS & APPEALS

- 5.1 In the financial year to 31st March 2019 there were 1087 new entries made in the Council Tax Valuation List.
- 5.2 Council Tax payers may lodge an appeal (known as a Proposal) within 6 months of becoming a taxpayer, or within 6 months of receiving a Notice of Banding in the case of a new house, or an altered banding. If the Assessor disagrees with the Proposal and it is not withdrawn, it becomes an Appeal to the Valuation Appeal Panel.
- 5.3 In the year to 31st March 2019, 193 Proposals were made and 157 were dealt with by the Valuation Teams.
- 5.4 As at 19th June 2019 there are 83 live Proposals which are being considered, and 20 Appeals which are with the Valuation Appeal Panel and will be cited for a future hearing.

6.0 RECOMMENDATIONS

The Valuation Joint Board is asked to consider and comment on the following:

- (i) The significant Appeal workload arising from the 2017 Revaluation.
- (ii) Progress in disposal of Appeals relating to the 2005 and 2010 Revaluations.
- (iii) Progress in disposal of Council Tax Proposals and Appeals.

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Russell Hewton
Divisional Valuer
17th June 2019