

VJB41. Revaluation 2017 Update Report

The Board considered an update report by the Assessor and Electoral Registration Officer on progress with the 2017 Non Domestic Revaluation Programme.

The Assessor was required to revalue the Rateable Value of non domestic properties every 5 years and produce a new Valuation Roll.

The previous revaluation had been 2010, and the 2015 revaluation was postponed by the Scottish Government.

The Rateable Value was the Assessor's opinion of the property's rental value, taking into account various statutory assumptions and were based on rental levels two years prior to the revaluation date (1 April 2015).

The process would result in both increases and decreases to Rateable Values and would impact differing ways to various sectors such as the hospitality trade and retail properties.

The Assessor explained the process – in particular the notification and appeals process. Although appeals would be considered by the Assessor, the final determination would be through an independent Valuation Appeal Panel.

Members expressed concern at the potential increase to Rateable Value, in particular, small businesses (such as pubs) and their ability to absorb increases given the difficult trading environment. The Assessor confirmed that, while efforts would be made to consider and where possible reach a solution, if he considered his valuation to be correct the final recourse was to the Panel and this process could take 3 years. In the meantime the tenant would be expected to meet the higher value.

Members expressed concern that this could result in small businesses going out of business. The Assessor explained his statutory duty in this process and emphasised the need for him to be fair, consistent and impartial.

Members discussed support offered to Local Authorities by the Scottish Government as part of its budget settlement and indicated that they would pursue the matter of support through their Local Authorities.

Decision

The Board noted the report.