



AGENDA ITEM 6

VALUATION JOINT BOARD FOR CENTRAL SCOTLAND

Subject: Report on 2010 Revaluation Progress
Meeting: Central Scotland Valuation Joint Board
Date: 12th June, 2009
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1.0 INTRODUCTION

In accordance with Section 1(1) of the Local Government Finance Act 1975 a general revaluation of all non-domestic properties will take place with effect from 1st April, 2010. Valuation Notices bearing the revised annual values will be issued to the proprietors and occupiers of the respective subjects by March 2010. Prior to this proposed valuations will be published on the Scottish Assessors' Website (Assessors' Portal) from autumn 2009. This report provides an update outlining the progress being made in revaluing non-domestic properties and in ensuring that systems are in place to publish the new values. This revaluation has no effect on the banding of domestic properties even those, such as some guest houses, which are part residential where the non-domestic element will have to be revalued.

2.0 REVISED VALUATIONS

A Revaluation is often referred to as "a fresh start". Every current non-domestic valuation must end at 31st March 2010 and a revised figure will be put in place for 1st April 2010. The revised figure is not a function of the old value as it may be the same, higher or lower depending on the value of the property at the statutory date of 1st April 2008. This means that every property must be individually considered before the Revaluation date. The Scottish Assessors have, in partnership, begun the process of investigating valuation evidence and agreeing methods of valuation across Scotland, and in harmonisation with the Valuation Office in England and Wales will complete a series of "practice notes" to allow work on the new valuations to begin. Not all practice notes are agreed as yet but we have been able to work on the bulk classes of property (mainly shops, offices and some industrial properties). At 13th May 2009 a total of 6,573 properties have been revalued in the Central Scotland Valuation Joint Board's area. The total number of subjects to be revalued is around 11,000. We have therefore completed almost 60% of the required valuations.

SG Category Code	Category	Original No. of Subjects to be Revalued	Valuations Completed	Valuations remaining	%age Complete
01	Shop	2769	2448	321	88.4%
02	Public House	215	0	215	0.0%
03	Office Including Bank	1995	1851	144	92.8%
04	Hotels etc	197	0	197	0.0%
05	Industrial subjects Including Factories, Warehouses, Stores and Workshops	2319	1469	850	63.3%
06	Leisure, Entertainment, Caravans and Holiday Sites	1026	69	957	6.7%
07	Garages and Petrol Stations	157	41	116	26.1%
08	Cultural	59	15	44	25.4%
09	Sporting Subjects	198	14	184	7.0%
10	Education and Training	196	60	136	30.6%
11	Public Service Subjects	448	256	192	57.1%
12	Communications (non formula)	11	0	11	0.0%
13	Quarries, Mines etc.	27	0	27	0.0%
14	Petrochemical	16	4	12	25.0%
15	Religious	367	48	319	13.1%
16	Health Medical	155	112	43	72.2%
17	Other	508	155	353	30.5%
18	Care Facilities	216	29	187	13.4%
19	Advertising	87	2	85	2.3%
20	Undertakings	66	0	66	0.0%
Total		11032	6573	4459	59.6%

3.0 PUBLICATION OF REVALUATION FIGURES

In co-operation with the Scottish Assessors' Association it is intended that proposed revaluation figures will be publicised on the Scottish Assessors' Portal. This facility was introduced in late 2004 in time for the last non-domestic Revaluation of April 2005. This early publication proved to be popular with ratepayers and their professional advisors as it allows early warning of changes and allows ratepayers to compare their property easily with similar properties. In addition for this revaluation it is proposed to publish valuation summaries of the bulk classes of property so that most ratepayers can be aware of how their property values have been arrived at. Internal computer systems and the computer systems behind the Portal are currently being modified to allow exchange of data so that early publication of the proposed values can be achieved, and summary valuations of appropriate subjects can be put in place in time for the issue of Valuation Notices by March 2010.

4.0 RECOMMENDATIONS

It is recommended that the Valuation Joint Board note that a satisfactory progress has been achieved towards completion of the 2010 Revaluation.

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Brian Byrne
Assessor
Date: 20th May, 2009