

Assessor for Central Scotland



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Public Performance Report 2008/2009

INTRODUCTION

The Assessor is responsible for compiling three statutory documents, the Valuation Roll, the Council Tax List and the Electoral Register. He must also keep them up to date. The Valuation area is the Local Authority areas of Clackmannanshire, Falkirk & Stirling Councils

The Valuation Roll is first published at a Revaluation and is in force for five years. The Roll covered by this report came into force on 1st April 2005, when it contained 10,789 entries with a total rateable value of £249 million. The Roll currently contains 11,044 entries with a total rateable value of £269m. It contains an entry and a value for every rateable non-domestic property in the valuation area. Non-domestic rates bills are based on the value shown against each property.

The Council Tax Valuation List first came into effect on 1st April 1993 and contains an entry for every dwelling in the valuation area displaying the address and Council Tax band. That first List contained 110,560 entries. The current List contains 138,622 entries. Council Tax bills are based on the band shown in this List.

The Electoral Register contains the name and address of every person registered to vote at local, national and European elections. It is a rolling register, in that it is updated on a monthly basis. On 1st December 2008 the Register contained 222,616 names.

PERFORMANCE INDICATORS

In order to ensure that we strive to meet best value criteria in our work we measure our performance. Key Performance Indicators have been agreed between the Scottish Executive, the Scotland Office and the Scottish Assessors' Association.

PERFORMANCE INDICATORS FOR VALUATION ROLL WORK

The Key Performance Indicators here (KPI's) measure how quickly we respond to changes in properties by amending the Valuation Roll. Ratepayers have a keen interest in having changes made as soon after the event as possible, either to reduce their rates liability or, more often, to avoid having a large backdated rates bill. Local Authorities are also interested in minimising delay in altering the Valuation Roll to avoid having to issue backdated bills and to improve cashflow. Non-domestic rates are pooled nationally but administered locally.

Amendments to Valuation Roll as a % of all changes

Number of amendments 1091

Period	2007/08		2008/09		2009/10
	Target	Achieved	Target	Achieved	Target
Within 3 months	75%	82%	75%	83%	78%
Within 6 months	91%	93%	91%	93%	92%
Over 6 months	9%	7%	9%	7%	8%

The targets set for 2007/08 were exceeded, which reflects the work put in by the staff. The targets set for this year (2008/09) have been maintained despite the need to carry out the 2010 Non-Domestic Revaluation. They are considerably in excess of the figures achieved at the same stage in the previous cycle (2003/04)

PERFORMANCE INDICATORS FOR VALUATION LIST WORK

One important aspect of maintenance of the Valuation List is the speed with which new houses are added. This KPI is measured as the time difference between the date when liability arose and the date when the property entered the List. This is considered a good performance measure as taxpayers are keen to avoid having a Council Tax bill backdated over a long period, and councils are interested in minimising any delay and improving cashflow.

New Entries in List as a % of all New Entries **Number of New Houses 2008/09 = 889**

Period	2007/08		2008/09		2009/10
	Target	Achieved	Target	Achieved	Target
Within 3 months	95%	97%	95%	96 %	95%
Within 6 months	99%	99%	99%	99%	99%
Over 6 months	1%	1%	1%	1%	1%

Although the target was not increased last year it remains high. The fact that it has been again achieved is a tribute to the hard work put in by the staff. It is considered that to try and increase the target of 95% within 3 months would require a disproportionate use of resources and would not be best value. The targets therefore set for 2009/10 remain unchanged at the current high level.

PERFORMANCE INDICATORS FOR ELECTORAL REGISTRATION

Performance standards for Electoral Registration have been agreed with the Electoral Commission. The report for our area is available at www.electoralcommission.org.uk/performance-standards/results_and_analysis/assessment

BUDGET

It is pleasing that our performance and progress has been made within the confines of our budget of currently around £2.7 million, a budget which has been very stable in real terms over the past few years.

SAA WEB PORTAL

Central Scotland Assessor's Office continues to play an important role in the further development of the Assessors' website. On this site the public (along with Finance Departments, professional agents and other interested parties) can access information on any domestic or non-domestic property which appears in the List and Rolls throughout Scotland. Further enhancements to the website are ongoing. Appeals against values or bands can also be made on-line (within the existing appeal/legal framework). The site is www.saa.gov.uk

If you have any comments please contact Assessor for Central Scotland.