

Scottish Renewable Forum Members Day

2010 Non Domestic Revaluation

24th January 2008

What will be covered during this presentation

- Introduction
- 2010 Revaluation
- The Assessors
- Information requests
- Valuation Methods
- Timescale for Revaluation
- SAA Portal
- Questions

Introduction

Gerald Eve

- Specialist rating advisors
- Regular dialogue with the Scottish Assessors Association/Scottish Executive
- Advisors to the Association of Electricity Producers

2010 Revaluation

What is the Revaluation?

- General Revaluation of all non domestic properties in Scotland, England and Wales. Five yearly.
- 16 Assessors bound by statute to Revalue
- Effective date 1st April 2010
- “Tone Date” of 1st April 2008

The Assessors

Who are they?

- 16 Independent Assessors covering Scotland
- Work together to ensure uniformity on valuation approach (Scottish Assessors Association)
- Designated Assessor for Electricity Generation
- Who is he? What is his role?

Information Requests

- Local Government (Scotland) Acts
- Information likely to be requested
- Provided information

Valuation Methods

Currently dependant on scheme

- Wind (Contractors)
- Hydro (Receipts and Expenditure)
- Biomass (Receipts and Expenditure)
- Marine (Non Rateable?)

Timescale for Revaluation

Key Dates

- 1st April 2008 (Tone Date)
- Spring/Summer 2008 (Ingathering of relevant information)
- Winter 2008 (Analysis of information)
- Spring 2009 (Valuations prepared)
- September 2009 (Valuations sent to Scottish Executive)
- March 2010 (Revaluation Notices sent to Ratepayers)

Ratepayer involvement

To include

- Provision of information
- Discussion with Assessors on proposed valuation methods
- Dialogue with Scottish Executive
- Pre agreement of Rateable Values with the Assessor?

SAA Portal

The Scottish Assessors Association Portal

- Internet access to Valuation Roll
- Allows easy comparison with other similar properties
- www.saa.gov.uk

Questions