

PUBLIC SERVICES AND GOVERNMENT

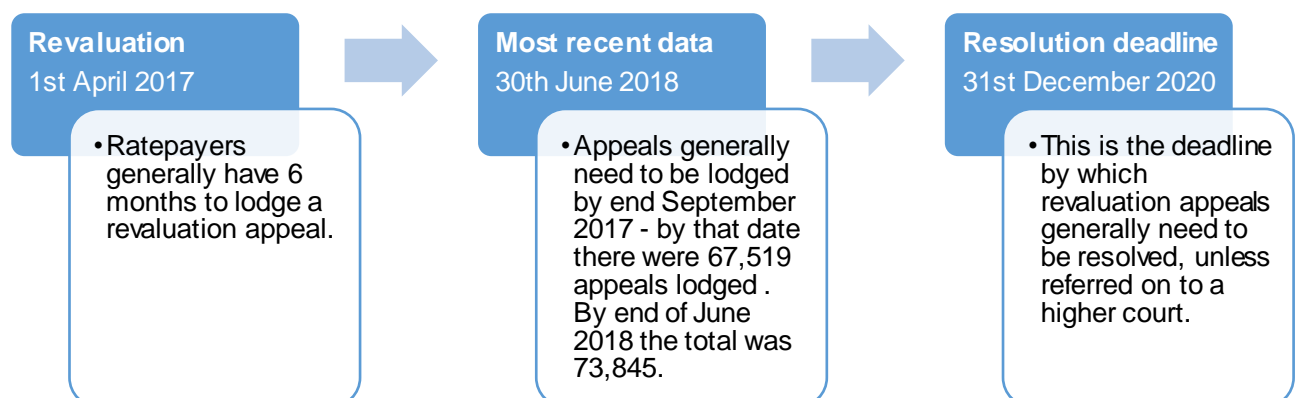
NON-DOMESTIC RATES REVALUATION APPEALS STATISTICS, SCOTLAND, 2018-19 QUARTER 1

Context

Non-Domestic Rates (NDR) in Scotland are directly proportional to the rateable values (RV) of individual non-domestic properties. Periodically there is a statutory revaluation process which revises these rateable values, and the revaluation appeals process allows ratepayers to appeal against the new rateable values.

This routine publication provides quarterly statistics on the progress and results of revaluation appeals following the 2017 Revaluation (effective 1st April 2017) and the 2010 Revaluation (effective 1st April 2010). Running Roll (i.e. those due to material change of circumstances) appeals are not included in these statistics.

Further information on Non-Domestic Rates can be found in the background notes.



The deadline for lodging appeals was 30th September 2017 (although if the valuation notice was issued after 1st April 2017, then the deadline is instead six months from that issue date).

This publication reports on the number of properties and rateable value which have appealed by the end of June 2018. Progress on appeals lodged in the **2010 revaluation cycle** is still monitored and is also reported here.

Key points (as at 30th June 2018)

- To 30th June 2018, £5,392m of RV has been appealed against the 2017 revaluation, relating to 73,845 properties. This represents 32% of all properties on the Valuation Roll as at 1st April 2017 and 73% of total RV.
- Comparing data from the 2010 and 2017 revaluations shows the proportion of RV appealed is similar following both revaluations (75% in the 2010 cycle compared to 73% in this cycle - as at the end of quarter five in both cycles). The proportion of properties appealed was also similar at this point in both cycles (31% and 32% respectively for the 2010 and 2017 cycles).
- A total of 16,228 appeals against the 2017 revaluation, with original rateable value of £709m were resolved by the end of June 2018, with a resulting decrease in rateable value of £69m.
- Nearly three quarters of appeals (12,048) did not result in any change in rateable value. Only just over a quarter (26%) of the appeals resolved to date resulted in a change in rateable value. The decrease of £69m rateable value is associated with 4,180 resolved appeals.
- Progress on resolution of appeals for the 2010 revaluation cycle continues to be monitored. As at 30th June 2018, revaluation appeals had been resolved for over 99% of properties for which an appeal had been received (66,867 of 67,026).
- As a result of appeals in the 2010 revaluation cycle, the rateable value of properties whose appeal has been resolved has been reduced by £263m, and is approximately equivalent to a £126m reduction in the 2018-19 rates liability. Larger, more complex cases tend to be the appeals which are resolved latest. There is still £63m of outstanding RV under appeal following the 2010 revaluation cycle.

Contents

Context.....	1
Key points (as at 30th June 2018).....	2
Comparison of 2010 and 2017 revaluation appeals	4
2017 Revaluation cycle	7
2010 Revaluation cycle	10

Comparison of 2010 and 2017 revaluation appeals

Figure 1 and Table 1 below show that the scale of appeals (in terms of proportions of properties and RV appealed) is similar in this cycle to the previous revaluation cycle.

The proportion of properties that have appealed at this stage in both revaluations are the similar (31% for 2010 cycle and 32% for 2017 cycle). The proportion of total RV which has been appealed to date in the 2017 cycle is also similar, at 73%, compared to 75% of RV appealed at this stage in the 2010 cycle.

Table 1 also shows that by the end of quarter five following revaluation the proportion of appeals resolved is similar (23% in the 2010 cycle and 22% in the 2017 cycle). The amount of RV appealed that has been resolved at this stage is also similar, with 13% of RV appealed resolved following the 2017 revaluation, compared to 12% following the 2010 revaluation.

Figure 1 – Comparison of 2010 and 2017 cycles at end of quarter 5

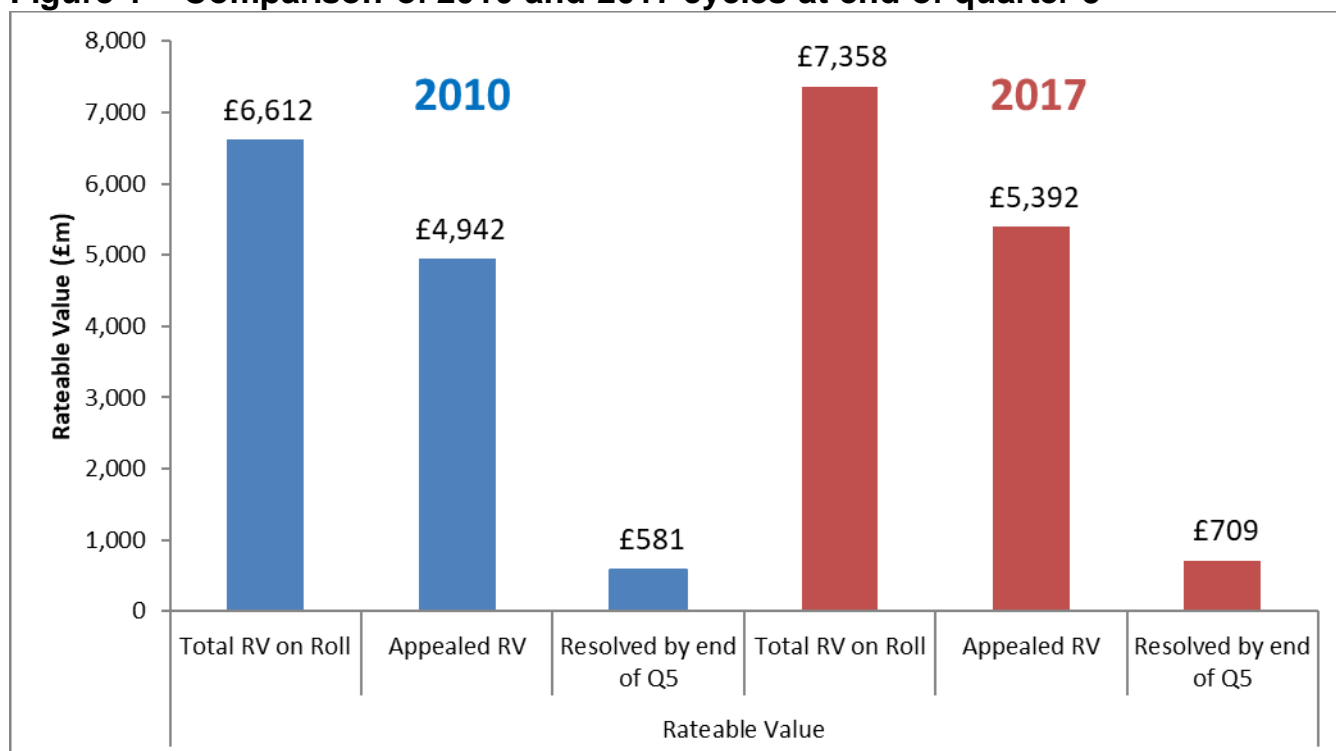


Table 1: Comparison of 2010 and 2017 Cycles at end of Quarter 5

		2010 Cycle	2017 Cycle
Rateable Value	Total RV on Roll	£6,612m	£7,358m
	Appealed RV	£4,942m	£5,392m
	Resolved by end of Q5	£581m	£709m
	Percent of roll appealed	75%	73%
	Percent RV appealed resolved by end of quarter 5 of cycle	12%	13%
Properties	Total Number on Roll	213,311	233,386
	Number of appeals	66,972	73,845
	Resolved by end of Q5	15,167	16,228
	Percent of roll appealed	31%	32%
	Percent appeals resolved by end of quarter 5 of cycle	23%	22%

1. Appeal figures as at the end of quarter 5 following revaluation
2. Roll totals as at 1st April of revaluation year

Table 2: Appeals by valuation joint board (VJB), 2017 revaluation cycle

Local Authority / VJB	Total RV on roll (as at 1st of April 2017) £m	Total RV appealed (£m)	% of RV appealed	Total properties on roll (as at 1st of April 2017)	Total properties appealed	% of properties appealed
East Ayrshire	80	55	69%	3,953	1,141	29%
North Ayrshire	115	80	70%	5,063	1,488	29%
South Ayrshire	115	83	72%	4,841	1,487	31%
Ayrshire VJB	311	218	70%	13,857	4,116	30%
Clackmannanshire	42	35	83%	1,553	790	51%
Falkirk	185	142	77%	4,998	1,537	31%
Stirling	123	89	73%	5,302	1,778	34%
Central VJB	350	267	76%	11,853	4,105	35%
Dumfries & Galloway	123	77	63%	9,396	1,928	21%
Argyll and Bute	110	77	70%	8,516	1,714	20%
East Dunbartonshire	69	51	73%	2,388	757	32%
West Dunbartonshire	186	125	67%	2,926	989	34%
Dunbartonshire & Argyll & Bute	365	253	69%	13,830	3,460	25%
Fife	428	339	79%	13,644	3,719	27%
Glasgow	1,017	769	76%	27,246	10,620	39%
Aberdeen City	594	506	85%	9,543	5,119	54%
Aberdeenshire	287	215	75%	11,884	3,880	33%
Moray	108	82	76%	4,609	1,097	24%
Grampian VJB	989	803	81%	26,036	10,096	39%
Highland	360	202	56%	17,861	3,703	21%
Eilean Siar	26	9	34%	2,470	378	15%
Highland & Western Isles VJB	386	211	55%	20,331	4,081	20%
North Lanarkshire	292	211	72%	10,013	4,200	42%
South Lanarkshire	744	549	74%	9,961	4,046	41%
Lanarkshire VJB	1,036	761	73%	19,974	8,246	41%
East Lothian	75	49	65%	3,483	1,083	31%
Edinburgh	946	688	73%	22,855	7,371	32%
Midlothian	84	58	69%	3,023	1,014	34%
West Lothian	208	149	72%	6,479	2,218	34%
Lothian VJB	1,313	944	72%	35,840	11,686	33%
Orkney	29	13	45%	2,175	181	8%
Shetland	61	42	68%	2,056	244	12%
Orkney & Shetland VJB	90	54	61%	4,231	425	10%
East Renfrewshire	43	30	70%	1,751	563	32%
Inverclyde	57	40	70%	2,345	829	35%
Renfrewshire	317	254	80%	6,503	2,150	33%
Renfrewshire VJB	417	324	78%	10,599	3,542	33%
Scottish Borders	107	67	63%	7,191	1,996	28%
Angus	80	53	66%	4,884	1,259	26%
Dundee City	187	141	75%	5,853	2,229	38%
Perth & Kinross	160	110	69%	8,621	2,337	27%
Tayside VJB	427	304	71%	19,358	5,825	30%
SCOTLAND	7,358	5,392	73%	233,386	73,845	32%

Notes:

- Figures are rounded to the nearest percentage point
- Specific VJBs have responsibility for specific utilities:
Electricity (Lanarkshire); Gas (Dunbartonshire & Argyll & Bute); Water (Fife); Docks and Harbours (Central);
Railways (Highland & Western Isles); and Telecommunications (Renfrewshire)

2017 Revaluation cycle

Table 2 shows the number of appeals and RV appealed in the 2017 revaluation cycle by local authority and valuation joint board.

The overall RV appealed in Scotland is 73%. The council with the lowest proportion of RV appealed (34%) is Eilean Siar, the council with the highest proportion of RV appealed (85%) is Aberdeen City. The proportion of properties which has been appealed ranges from 8% in Orkney, to 54% in Aberdeen City.

Table 3 shows that out of the 73,845 appeals lodged, 16,228 have been resolved in the first year following revaluation, accounting for £709m of RV.

Table 3: 2017 Revaluation appeals resolved by 30 June 2018

	Appealed	Resolved	Percentage resolved
Number of properties	73,845	16,228	22.0%
Rateable Value	£5,392m	£709m	13.1%

Table 4 shows that to date a large proportion of resolved appeals (74%) resulted in no change to the RV upon the appeal being resolved. Some 12,048 appeals, accounting for £256m RV, were resolved with no reduction in RV. The remaining resolved appeals to date (4,180) accounting for £453m RV were resolved with a reduction in RV of £69m in total.

Table 4: 2017 Revaluation appeals resolved, in total and with RV reduction, by 30 June 2018

	Number of properties	Original Rateable Value (£m)	Revised Rateable Value (£m)	Change in Rateable Value (£m)
All resolved appeals	16,228	£709	£640	£69
Of which resulted in no RV reduction	12,048	£256	£256	£0
Of which resulted in reduction in RV	4,180	£453	£384	£69
% of resolved appeals/RV resulting in RV change	26%	64%		

Tables 5 and 6 provide a breakdown of appealed properties and RV by local authority and valuation joint board.

Table 5: 2017 Revaluation appeals resolved by valuation joint board (VJB) and local authority area, as at 30 June 2018

Local Authority / VJB	Total Number Appeals	Number resolved by 30 June 2018	Percentage resolved by 30 June 2018	Number resolved by 30 June 2018 which resulted in change in RV	Outstanding Appeals
East Ayrshire	1,141	157	13.8%	56	984
North Ayrshire	1,488	163	11.0%	56	1,325
South Ayrshire	1,487	167	11.2%	40	1,320
Ayrshire VJB	4,116	487	11.8%	152	3,629
Clackmannanshire	790	110	13.9%	21	680
Falkirk	1,537	382	24.9%	79	1,155
Stirling	1,778	423	23.8%	144	1,355
Central VJB	4,105	915	22.3%	244	3,190
Dumfries & Galloway	1,928	467	24.2%	111	1,461
Argyll and Bute	1,714	781	45.6%	149	933
East Dunbartonshire	757	395	52.2%	80	362
West Dunbartonshire	989	491	49.6%	178	498
Dunbartonshire & Argyll & Bute	3,460	1,667	48.2%	407	1,793
Fife	3,719	439	11.8%	174	3,280
Glasgow	10,620	2,042	19.2%	557	8,578
Aberdeen City	5,119	997	19.5%	192	4,122
Aberdeenshire	3,880	657	16.9%	101	3,223
Moray	1,097	307	28.0%	57	790
Grampian VJB	10,096	1,961	19.4%	350	8,135
Highland	3,703	604	16.3%	346	3,099
Eilean Siar	378	70	18.5%	22	308
Highland & Western Isles VJB	4,081	674	16.5%	368	3,407
North Lanarkshire	4,200	673	16.0%	117	3,527
South Lanarkshire	4,046	757	18.7%	223	3,289
Lanarkshire VJB	8,246	1,430	17.3%	340	6,816
East Lothian	1,083	408	37.7%	71	675
Edinburgh	7,371	1,751	23.8%	381	5,620
Midlothian	1,014	229	22.6%	88	785
West Lothian	2,218	548	24.7%	115	1,670
Lothian VJB	11,686	2,936	25.1%	655	8,750
Orkney	181	30	16.6%	5	151
Shetland	244	31	12.7%	12	213
Orkney & Shetland VJB	425	61	14.4%	17	364
East Renfrewshire	563	106	18.8%	44	457
Inverclyde	829	214	25.8%	22	615
Renfrewshire	2,150	328	15.3%	99	1,822
Renfrewshire VJB	3,542	648	18.3%	165	2,894
Scottish Borders	1,996	659	33.0%	182	1,337
Angus	1,259	598	47.5%	225	661
Dundee City	2,229	483	21.7%	97	1,746
Perth & Kinross	2,337	761	32.6%	136	1,576
Tayside VJB	5,825	1,842	31.6%	458	3,983
SCOTLAND	73,845	16,228	22.0%	4,180	57,617

Note: Figures are rounded to the nearest percentage point

Specific VJBs have responsibility for specific utilities:

Electricity (Lanarkshire); Gas (Dunbartonshire & Argyll & Bute); Water (Fife); Docks and Harbours (Central); Railways (Highland & Western Isles); and Telecommunications (Renfrewshire)

Note that highlighted figures for Aberdeen City were in error when first published - this is a corrected version

Table 6: 2017 Revaluation - Appealed RV, resolved by valuation joint board (VJB) and local authority area, as at 30 June 2018

Local Authority / VJB	Total RV Appealed (£m)	Original RV of all appeals resolved (£m)	Revised RV of all appeals resolved (£m)	Original RV of those appeals resolved which resulted in an RV change (£m)	Revised RV of those appeals resolved which resulted in an RV change (£m)	RV Loss to date (£m)	Outstanding Appealed RV (£m)
East Ayrshire	55	2.4	2.3	1.2	1.1	0.1	53
North Ayrshire	80	3.6	3.3	2.3	1.9	0.4	77
South Ayrshire	83	5.1	4.7	3.0	2.7	0.4	77
Ayrshire VJB	218	11.1	10.2	6.5	5.7	0.8	207
Clackmannanshire	35	1.6	1.4	0.6	0.4	0.1	34
Falkirk	142	9.4	8.4	3.1	2.1	1.0	133
Stirling	89	14.2	12.5	9.0	7.3	1.7	75
Central VJB	267	25.2	22.3	12.6	9.8	2.8	242
Dumfries & Galloway	77	11.2	10.9	4.2	3.9	0.3	66
Argyll and Bute	77	10.0	9.7	2.8	2.5	0.3	67
East Dunbartonshire	51	6.5	6.3	2.1	1.9	0.2	44
West Dunbartonshire	125	10.1	9.1	4.7	3.8	0.9	115
Dunbartonshire & Argyll & Bute	253	26.6	25.1	9.6	8.2	1.5	226
Fife	339	8.9	7.7	5.4	4.2	1.2	330
Glasgow	769	108.2	103.4	42.6	37.7	4.9	661
Aberdeen City	506	47.0	45.5	18.7	17.2	1.5	459
Aberdeenshire	215	10.8	10.6	2.4	2.2	0.2	204
Moray	82	6.6	6.5	1.9	1.8	0.1	76
Grampian VJB	803	64.4	62.6	23.0	21.2	1.8	739
Highland	202	18.2	16.6	13.4	11.9	1.5	183
Eilean Siar	9	1.3	1.3	0.6	0.5	0.1	8
Highland & Western Isles VJB	211	19.5	17.9	14.0	12.4	1.6	191
North Lanarkshire	211	12.5	11.6	3.7	2.8	0.8	199
South Lanarkshire	549	231.2	203.4	222.8	195.0	27.8	318
Lanarkshire VJB	761	243.7	215.0	226.5	197.8	28.7	517
East Lothian	49	3.5	3.4	1.0	0.8	0.1	45
Edinburgh	688	48.5	44.6	16.8	12.9	3.8	640
Midlothian	58	2.4	2.3	1.1	1.0	0.1	56
West Lothian	149	9.2	8.6	2.3	1.7	0.6	140
Lothian VJB	944	63.5	58.9	21.1	16.5	4.6	881
Orkney	13	0.6	0.6	0.2	0.2	0.0	12
Shetland	42	0.6	0.6	0.3	0.3	0.0	41
Orkney & Shetland VJB	54	1.2	1.1	0.5	0.5	0.0	53
East Renfrewshire	30	2.9	2.7	1.7	1.5	0.2	27
Inverclyde	40	2.5	2.4	0.5	0.4	0.1	38
Renfrewshire	254	85.9	67.1	69.4	50.6	18.8	168
Renfrewshire VJB	324	91.3	72.2	71.7	52.6	19.0	233
Scottish Borders	67	7.2	6.9	2.5	2.2	0.3	60
Angus	53	8.7	8.1	5.3	4.7	0.6	44
Dundee City	141	7.5	7.2	2.8	2.5	0.2	134
Perth & Kinross	110	10.6	10.1	4.3	3.8	0.5	99
Tayside VJB	304	26.7	25.4	12.4	11.1	1.3	277
SCOTLAND	5,392	708.7	639.7	452.7	383.7	68.9	4,683

Notes:

- Figures are rounded to the nearest percentage point
- Specific VJBs have responsibility for specific utilities: Electricity (Lanarkshire); Gas (Dunbartonshire & Argyll & Bute); Water (Fife); Docks and Harbours (Central); Railways (Highland & Western Isles); and Telecommunications (Renfrewshire)

2010 Revaluation cycle

Progress on resolution of appeals for 2010 revaluation cycle continues to be monitored. As shown in table 7, there have been 66,867 properties whose appeals have been resolved for the 2010 revaluation cycle, 99.8% of the total number of properties for which appeals were lodged. These appeals account for 98.7% of the total appealed RV.

Figure 2 shows the ongoing progress made in the 2010 cycle. To 30th June 2018, £4,883m of RV had been resolved, resulting in a revised RV of £4,619m and a reduction in RV of £263m. This accounts for around 4% of the total RV on the roll as at 1st April 2010 and equates to £126m in 2018-19 bills.

There is still £63m of outstanding appealed RV to be resolved. Of this, almost half (£31m) is from only 9 (of the 159) outstanding appealed properties, each of which has RV over £1m.

Table 8 provides a breakdown of appeals resolved by local authority and valuation joint board.

Table 7: 2010 Revaluation appeals resolved by 30 June 2018

	Appealed	Resolved	Percentage resolved
Number of properties	67,026	66,867	99.8%
Rateable Value	£4,946m	£4,883m	98.7%

Figure 2: 2010 Revaluation Appeals resolved by 30 June 2018

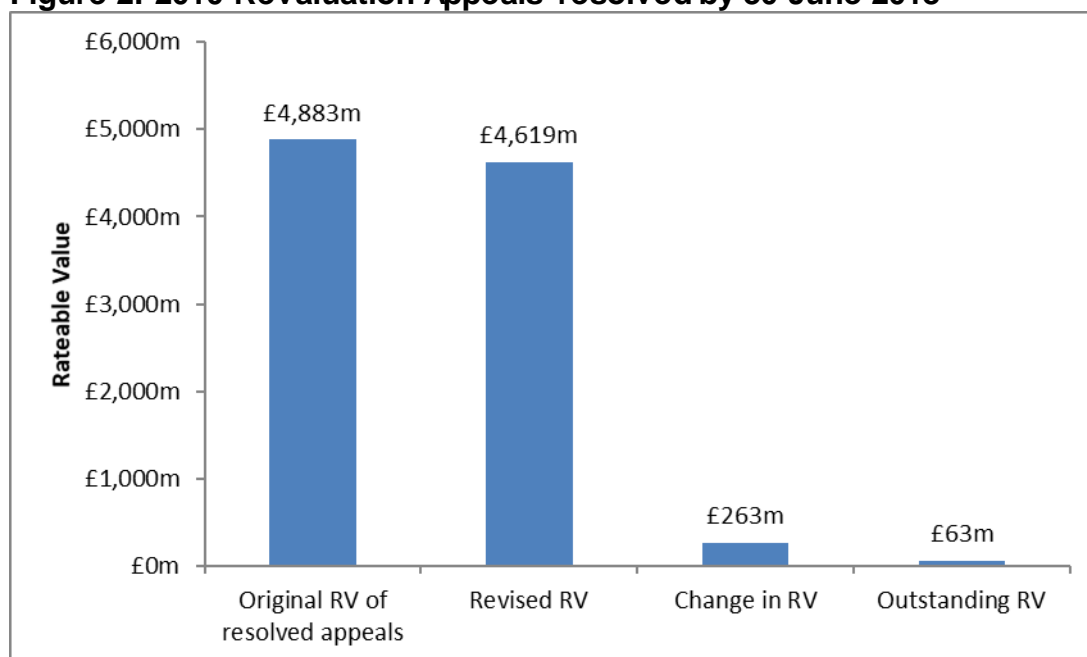


Table 8: 2010 Revaluation appeals resolved by valuation joint board (VJB) and local authority area, as at 30 June 2018

Local Authority / VJB	Percentage resolved by 30 June 2018	Number resolved by 30 June 2018	Outstanding Appealed Properties	Outstanding Appealed RV (£m)
East Ayrshire	99.9%	1,189	1	0.06
North Ayrshire	99.6%	1,347	5	1.31
South Ayrshire	99.7%	1,324	4	0.17
Ayrshire VJB	99.7%	3,860	10	1.55
Clackmannanshire	99.9%	822	1	1.98
Falkirk	99.9%	1,475	2	10.50
Stirling	99.8%	1,228	2	0.05
Central VJB	99.9%	3,525	5	12.53
Dumfries & Galloway	99.8%	2,105	4	1.36
Argyll and Bute	99.0%	1,500	15	7.64
East Dunbartonshire	99.6%	800	3	0.17
West Dunbartonshire	99.6%	927	4	0.16
Dunbartonshire & Argyll & Bute	99.3%	3,227	22	7.98
Fife	99.8%	4,882	8	6.18
Glasgow	100.0%	9,785	2	1.01
Aberdeen City	99.9%	3,361	5	0.08
Aberdeenshire	99.6%	2,921	11	4.43
Moray	98.9%	847	9	7.20
Grampian VJB	99.7%	7,129	25	11.71
Highland	99.6%	3,979	15	5.35
Eilean Siar	96.9%	282	9	0.50
Highland & Western Isles VJB	99.4%	4,261	24	5.85
North Lanarkshire	99.8%	4,049	9	2.49
South Lanarkshire	99.7%	2,916	8	2.48
Lanarkshire VJB	99.8%	6,965	17	4.98
East Lothian	99.5%	1,035	5	0.43
Edinburgh	99.9%	6,709	5	1.76
Midlothian	99.3%	901	6	2.76
West Lothian	99.8%	1,723	3	0.34
Lothian VJB	99.8%	10,368	19	5.28
Orkney	100.0%	163	0	0.00
Shetland	100.0%	163	0	0.00
Orkney & Shetland VJB	100.0%	326	0	0.00
East Renfrewshire	99.8%	476	1	0.01
Inverclyde	99.6%	933	4	0.04
Renfrewshire	99.5%	1,978	9	4.44
Renfrewshire VJB	99.6%	3,387	14	4.49
Scottish Borders	99.9%	1,404	1	0.03
Angus	100.0%	1,222	0	0.00
Dundee City	99.9%	2,351	2	0.01
Perth & Kinross	99.7%	2,070	6	0.14
Tayside VJB	99.9%	5,643	8	0.15
SCOTLAND	99.8%	66,867	159	63.08

Notes:

- Figures are rounded to the nearest percentage point
- Specific VJBs have responsibility for specific utilities: Electricity (Lanarkshire); Gas (Dunbartonshire & Argyll & Bute); Water (Fife); Docks and Harbours (Central); Railways (Highland & Western Isles); and Telecommunications (Renfrewshire)

BACKGROUND NOTES

Data Sources

The data in this publication are derived from the RVAPP (Rateable Value Appeals) statistical return which the Scottish Assessors provide to the Scottish Government on a quarterly basis. The continued co-operation of the Scottish Assessors in completing these returns is gratefully acknowledged.

Definitions

Non-domestic rates are a property based tax. They are based on the rateable value of a non-domestic property, multiplied by a poundage set nationally by Scottish Ministers (48.0p in 2018-19 for properties of rateable value up to £51,000), less any relief to which a ratepayer may be eligible. Note that for properties of rateable value over £51,000 a large business supplement (2.6p in 2018-19) is also applied.

For example, if a non-domestic property has a rateable value of £20,000, and the poundage is 48p (2018-19 level), the annual gross bill would be:

Non-domestic rates bill = £20,000 x 0.48 = £9,600 (before reliefs)

If a non-domestic property has a rateable value of £60,000 then in 2018-19 the annual gross bill (before reliefs) would be:

Non-domestic rates bill = £60,000 x (0.48+0.026) = £30,360 (before reliefs)

2017 represents the first year of properties having new rateable values following a non-domestic rates revaluation. The revaluation was carried out by independent Assessors across Scotland. New rateable values are effective from 1st April 2017 and ratepayers generally had 6 months to lodge a revaluation appeal against their new rateable value.

Further Information

More information on Non-Domestic Rates, including appeals procedures and reliefs, can be found in the Scottish Government's 'Brief Guide to Non-Domestic Rates' at:

<http://www.scotland.gov.uk/Topics/Government/local-government/17999/11199/brief-guide>

Further Local Government Finance statistics can be found at:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Local-Government-Finance>

An Official Statistics publication for Scotland

Official and National Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. Both undergo regular quality assurance reviews to ensure that they meet customer needs and are produced free from any political interference.

Correspondence and enquiries

For enquiries about this publication please contact:

e-mail: lgfstats@gov.scot

For general enquiries about Scottish Government statistics please contact:

Office of the Chief Statistician, Telephone: 0131 244 0442,

e-mail: statistics.enquiries@scotland.gsi.gov.uk

How to access background or source data

The data collected for this statistical bulletin:

- are available in more detail through Scottish Neighbourhood Statistics
- are available via an alternative route
- may be made available on request, subject to consideration of legal and ethical factors. Please contact lgfstats@gov.scot for further information.
- cannot be made available by Scottish Government for further analysis as Scottish Government is not the data controller.

Complaints and suggestions

If you are not satisfied with our service or have any comments or suggestions, please write to the Chief Statistician, 3WR, St Andrews House, Edinburgh, EH1 3DG, Telephone: (0131) 244 0302, e-mail statistics.enquiries@scotland.gsi.gov.uk.

If you would like to be consulted about statistical collections or receive notification of publications, please register your interest at www.gov.scot/scotstat

Details of forthcoming publications can be found at www.gov.scot/statistics

Crown Copyright

You may use or re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. See:

www.nationalarchives.gov.uk/doc/open-government-licence/