Statistics Publication Notice

Economy (Local Government Finance)

An Official Statistics Publication for Scotland

NON-DOMESTIC RATES REVALUATION APPEALS STATISTICS SCOTLAND, 2017-18 QUARTER 4

30 May 2018

Context

Non-Domestic Rates in Scotland are directly proportional to the rateable values 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 April 1 2017) and the 2010 Revaluation (effective data April 1 2010). Running Roll (material change of circumstances) appeals are not included in these statistics.

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

Revaluation 1st April 2017

- Ratepayers generally have 6 months to lodge a revaluation appeal.

31st March 2018

- Appeals generally need to be lodged by end September 2017 - by that date there were 67,519 appeals lodged . By end of March 2018 the total was 73,832.

30th September 2020

- This is the deadline by which revaluation appeals generally need to be resolved, unless referred on to a higher courts.

The deadline for lodging appeals was 30th September 2017 (although if the valuation notice was issued after 1 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 March 2018. More information on the resolution of appeals will be reported in future publications.

Progress on appeals lodged in the **2010 revaluation cycle** is still monitored and are reported here.

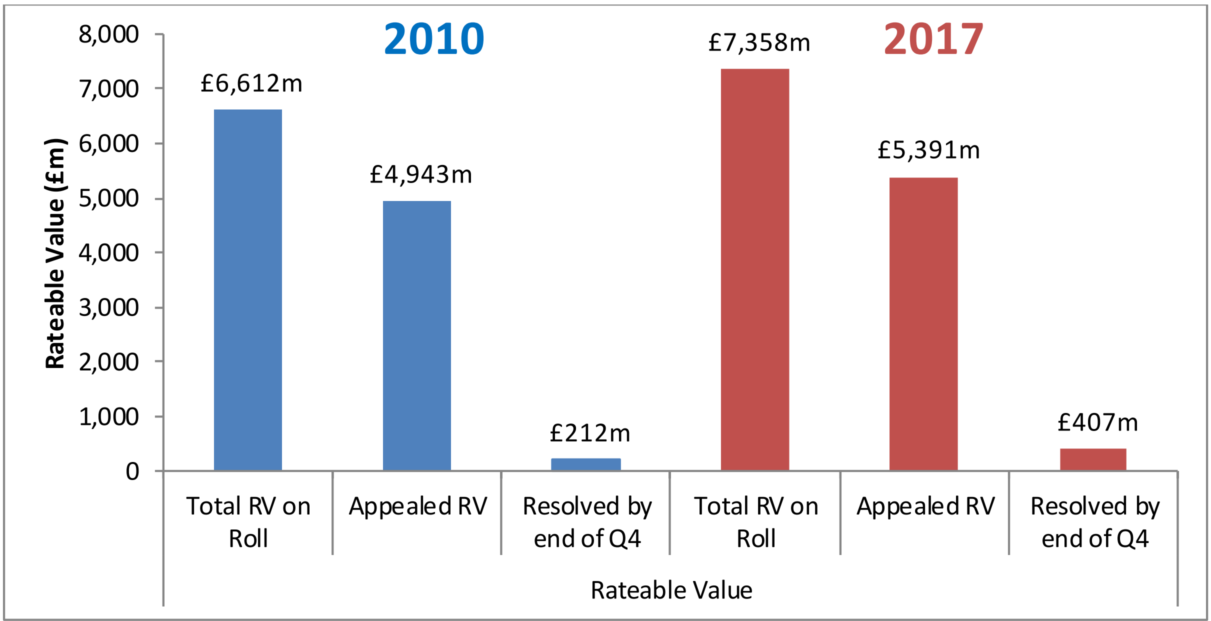
Key Points (as at March 31):

- To 31st March, £5,391m of RV has been appealed against the **2017 revaluation**, relating to 73,832 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 the first year 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 5,673 appeals against the 2017 revaluation, with original rateable value of £407m. were resolved by the end of March 2018, with a resulting decrease in rateable value of £54m.
- Two thirds of resolved appeals (3,803) did not result in any change in rateable value. Only a third of the appeals resolved to date resulted in a change in rateable value. The decrease of £54m RV is associated with 1,870 resolved appeals.
- Progress on resolution of appeals for **2010 revaluation cycle** continues to be recorded. As at 31st March, revaluation appeals had been resolved for over 99% of properties for which an appeal had been received (66,853 of 67,027).
- As a result of revaluation appeals, the rateable value of properties whose appeal has been resolved has reduced by £260m, approximately £121m billed at 2017-18 poundage. Larger, more complex cases tend to be the appeals which are resolved latest. There is still £71m of outstanding RV under appeal following the 2010 revaluation cycle.

Comparison of 2010 and 2017 Cycles at the end of year 1

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

Figure 1 – Comparison of 2010 and 2017 Cycles at end of year 1



Roll totals as at 1 April
Appeal figures as at the end of the first year following revaluation (i.e. 31 March 2011 and 31 March 2018)

Table 1 - Comparison of 2010 and 2017 Cycles at end of Year 1

		2010 Cycle	2017 Cycle
Rateable Value	Total RV on Roll	£6,612m	£7,358m
	Appealed RV	£4,943m	£5,391m
	Resolved by end of year 1	£212m	£407m
	Percent of roll appealed	75%	73%
	Percent RV appealed resolved by end of year 1 of cycle	4%	8%
Properties	Total Number on Roll	213,311	233,386
	Number of appeals	66,969	73,832
	Resolved by end of year 1	4,669	5,673
	Percent of roll appealed	31%	32%
	Percent appeals resolved by end of year 1 of cycle	7%	8%

Roll totals as at 1st April
Appeal figures as at the end of the first year following revaluation (i.e. 31 March 2011 and 31 March 2018)

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 rateable value 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 the first year following revaluation the proportion of appeals resolved is similar (7% in the 2010 cycle and 8% in the 2017 cycle). However, following the 2017 revaluation almost 8% of RV appealed has been resolved by the end of the first year, compared to only 4% at the end of 2010/11 following the 2010 revaluation.

2017 Revaluation Cycle

Table 2: 2017 Revaluation appeals resolved by 31 March 2018

	Appealed	Resolved	Percentage resolved
Number of properties	73,832	5,673	7.7%
Rateable Value	£5,391m	£407m	7.6%

Table 2 shows that out of the 73,832 appeals lodged, 5,673 have been resolved in the first year following revaluation, accounting for £407m of rateable value.

Table 3: 2017 Revaluation appeals resolved, in total and with RV reduction, by 31 March 2018

	Number of properties	Original Rateable Value (£m)	Revised Rateable Value (£m)	Change in Rateable Value (£m)
All resolved appeals	5,673	£407	£353	£54
Of which resulted in no RV reduction	3,803	£68	£68	£0
Of which resulted in reduction in RV **	1,870	£339	£286	£54
% of resolved appeals/RV resulting in RV change	33%	83%		

**Of the £54m RV reduction, £43m was from the resolution of only four appeals lodged by four utility companies, which together had an original rateable value of £278m

The above table shows that a large proportion of appeals (67%) resulted in no change to the rateable value upon the appeal being resolved. Some 3,803 appeals, accounting for £68m rateable value, were resolved with no reduction in rateable value. The remaining resolved appeals to date (1,870) accounting for £339m RV were all resolved with a reduction in Rateable value totally £54m.

Table 4: 2017 Revaluation appeals resolved by valuation joint board (VJB) and local authority area *Note that highlighted figures below for Lanarkshire VJB were in error when first published - this is a corrected version*

Local Authority / VJB	Total Number Appeals	Number resolved by 31 March 2018	Percentage resolved by 31 March 2018	Number resolved by 31 March which resulted in change in RV	Outstanding Appeals
East Ayrshire	1,141	6	0.5%	1	1,135
North Ayrshire	1,488	6	0.4%	5	1,482
South Ayrshire	1,487	10	0.7%	10	1,477
Ayrshire VJB	**4,116**	**22**	**0.5%**	**16**	**4,094**
Clackmannanshire	790	40	5.1%	11	750
Falkirk	1,536	144	9.4%	45	1,392
Stirling	1,779	202	11.4%	115	1,577
Central VJB	**4,105**	**386**	**9.4%**	**171**	**3,719**
Dumfries & Galloway	**1,926**	**17**	**0.9%**	**13**	**1,909**
Argyll and Bute	1,714	228	13.3%	51	1,486
East Dunbartonshire	757	155	20.5%	58	602
West Dunbartonshire	989	192	19.4%	64	797
Dunbartonshire & Argyll & Bute	**3,460**	**575**	**16.6%**	**173**	**2,885**
Fife	**3,716**	**23**	**0.6%**	**10**	**3,693**
Glasgow	**10,620**	**458**	**4.3%**	**69**	**10,162**
Aberdeen City	5,119	120	2.3%	36	4,999
Aberdeenshire	3,881	175	4.5%	52	3,706
Moray	1,096	167	15.2%	32	929
Grampian VJB	**10,096**	**462**	**4.6%**	**120**	**9,634**
Highland	3,687	123	3.3%	63	3,564
Eilean Siar	376	36	9.6%	8	340
Highland & Western Isles VJB	**4,063**	**159**	**3.9%**	**71**	**3,904**
North Lanarkshire	4,200	293	7.0%	48	3,907
South Lanarkshire	4,046	282	7.0%	88	3,764
Lanarkshire VJB	**8,246**	**575**	**7.9%**	**136**	**7,671**
East Lothian	1,083	243	22.4%	53	840
Edinburgh	7,371	970	13.2%	241	6,401
Midlothian	1,014	173	17.1%	69	841
West Lothian	2,218	191	8.6%	71	2,027
Lothian VJB	**11,686**	**1,577**	**13.5%**	**434**	**10,109**
Orkney	181	29	16.0%	5	152
Shetland	244	31	12.7%	12	213
Orkney & Shetland VJB	**425**	**60**	**14.1%**	**17**	**365**
East Renfrewshire	563	2	0.4%	1	561
Inverclyde	829	2	0.2%	0	827
Renfrewshire	2,150	34	1.6%	16	2,116
Renfrewshire VJB	**3,542**	**38**	**1.1%**	**17**	**3,504**
Scottish Borders	**2,005**	**351**	**17.5%**	**351**	**1,654**
Angus	1,259	373	29.6%	151	886
Dundee City	2,229	429	19.2%	88	1,800
Perth & Kinross	2,338	168	7.2%	33	2,170
Tayside VJB	**5,826**	**970**	**16.6%**	**272**	**4,856**
SCOTLAND	**73,832**	**5,673**	**7.7%**	**1,870**	**68,159**

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)

Table 5: 2017 Revaluation Appeals - associated RV - by Local Authority & VJB

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	0.1	0.1	0.0	0.0	0.0	55
North Ayrshire	80	0.2	0.0	0.2	-	0.2	80
South Ayrshire	83	1.8	1.5	1.8	1.5	0.3	81
Ayrshire VJB	**218**	**2.2**	**1.7**	**2.1**	**1.5**	**0.5**	**216**
Clackmannanshire	35	0.6	0.6	0.2	0.2	0.1	34
Falkirk	143	5.0	4.3	2.2	1.4	0.8	138
Stirling	90	10.8	9.2	8.2	6.6	1.6	79
Central VJB	**268**	**16.4**	**14.1**	**10.6**	**8.2**	**2.4**	**251**
Dumfries & Galloway	**77**	**0.3**	**0.2**	**0.2**	**0.1**	**0.0**	**77**
Argyll and Bute	77	3.8	3.7	0.9	0.8	0.1	73
East Dunbartonshire	51	3.6	3.5	1.5	1.4	0.1	47
West Dunbartonshire	125	4.4	4.2	1.5	1.3	0.2	121
Dunbartonshire & Argyll & Bu	**253**	**11.9**	**11.4**	**3.9**	**3.5**	**0.4**	**241**
Fife	**339**	**0.5**	**0.3**	**0.4**	**0.1**	**0.3**	**339**
Glasgow	**769**	**25.3**	**24.9**	**8.1**	**7.7**	**0.4**	**744**
Aberdeen City	506	5.9	5.5	4.9	4.5	0.4	500
Aberdeenshire	215	2.5	2.4	1.1	1.0	0.1	212
Moray	82	3.4	3.3	1.0	1.0	0.1	79
Grampian VJB	**803**	**11.8**	**11.2**	**7.0**	**6.5**	**0.6**	**791**
Highland	201	3.1	3.0	1.7	1.6	0.1	198
Eilean Siar	9	0.7	0.7	0.3	0.2	0.0	8
Highland & Western Isles VJ	**210**	**3.8**	**3.7**	**2.0**	**1.9**	**0.1**	**207**
North Lanarkshire	211	5.0	4.6	1.5	1.1	0.4	206
South Lanarkshire	549	217.9	191.7	214.8	188.6	26.2	332
Lanarkshire VJB	**761**	**222.9**	**196.3**	**216.3**	**189.7**	**26.6**	**538**
East Lothian	49	2.0	2.0	0.6	0.6	0.1	47
Edinburgh	688	19.7	17.0	8.8	6.0	2.7	668
Midlothian	58	1.8	1.8	0.8	0.7	0.1	57
West Lothian	149	2.5	2.2	1.0	0.7	0.3	146
Lothian VJB	**944**	**26.1**	**22.9**	**11.2**	**8.0**	**3.2**	**918**
Orkney	13	0.5	0.5	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	0.1	0.0	0.0	0.0	0.0	30
Inverclyde	40	0.0	0.0	-	-	-	40
Renfrewshire	254	67.4	49.0	66.5	48.1	18.4	186
Renfrewshire VJB	**324**	**67.5**	**49.0**	**66.5**	**48.1**	**18.5**	**257**
Scottish Borders	**66**	**4.0**	**3.8**	**4.0**	**3.8**	**0.2**	**62**
Angus	53	5.4	4.9	3.6	3.1	0.5	48
Dundee City	141	6.2	6.0	2.5	2.3	0.2	135
Perth & Kinross	110	2.0	1.9	0.6	0.5	0.1	108
Tayside VJB	**304**	**13.6**	**12.8**	**6.7**	**5.9**	**0.8**	**290**
SCOTLAND	**5,391**	**407.3**	**353.3**	**339.4**	**285.5**	**53.9**	**4,984**

- Specific VJBs have responsibility for specific utilities.
£26m of the RV reduction in Lanarkshire relates to the resolution of appeals for 3 utility companies.
£17m of the RV reduction in Renfrewshire relates to the resolution of appeals for a single utility.

2010 Revaluation Cycle

Progress on resolution of appeals for 2010 revaluation cycle continues to be monitored.

Table 6: 2010 Revaluation appeals resolved by 31 March 2018

	Appealed	Resolved	Percentage resolved
Number of properties	67,027	66,853	99.7%
Rateable Value	£4,946m	£4,875m	98.6%

There have been 66,853 properties whose appeals have been resolved for the 2010 revaluation cycle, 99.7% of the total number of properties for which appeals were lodged. These appeals account for 98.6% of the total appealed RV.

Figure 2 - 2010 Revaluation Appeals as at 31st March 2018

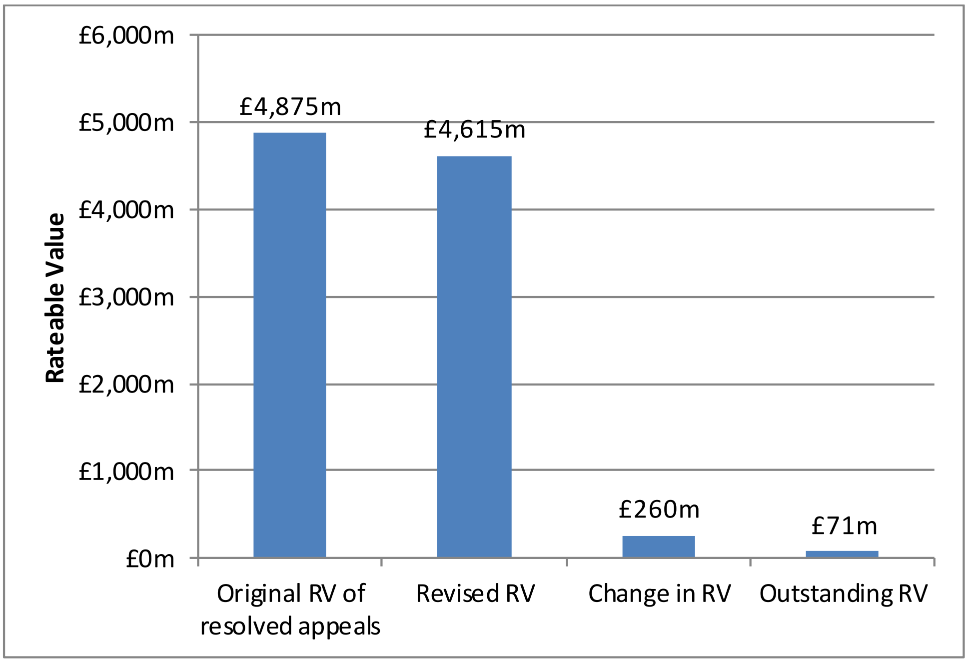


Figure 2 shows the ongoing progress made in the 2010 cycle. To 31st March, £4,875m of RV had been resolved, resulting in revised RV of £4,615m, a reduction in RV of £260m, which accounts for 3.5% of the total RV on the roll as at 1st April 2010 and equates to £121m in 2017/18 bills.

Table 7: 2010 Revaluation appeals resolved by valuation joint board (VJB) and local authority area, as at 31 March 2018

Local Authority / VJB	Percentage resolved by 31 March 2018	Number resolved by 31 March 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	99.8%	821	2	1.99
Falkirk	99.7%	1,473	4	10.58
Stirling	99.7%	1,226	4	0.16
Central VJB	**99.7%**	**3,520**	**10**	**12.73**
Dumfries & Galloway	**99.8%**	**2,105**	**4**	**1.36**
Argyll and Bute	98.9%	1,499	16	7.96
East Dunbartonshire	99.6%	800	3	1.05
West Dunbartonshire	99.6%	927	4	0.02
Dunbartonshire & Argyll & Bute	**99.3%**	**3,226**	**23**	**9.03**
Fife	**99.8%**	**4,880**	**10**	**6.39**
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	98.8%	847	9	7.20
Grampian VJB	**99.6%**	**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	99.4%	1,034	6	0.50
Edinburgh	99.9%	6,708	6	2.06
Midlothian	99.2%	900	7	2.83
West Lothian	99.8%	1,722	4	0.44
Lothian VJB	**99.8%**	**10,364**	**23**	**5.83**
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	99.4%	1,976	11	10.19
Renfrewshire VJB	**99.5%**	**3,385**	**16**	**10.24**
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	**99.7%**	**66,853**	**173**	**70.86**

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 (46.6p in 2017-18), less any relief to which a ratepayer may be eligible.

For example, if a non-domestic property has a rateable value of £20,000, and the poundage is 46.6p (2017-18 level), the annual bill would be:

Non-domestic rates bill = £20,000 x 0.466 = £9,320 (before reliefs)

2017 represents the first year of properties having new rateable values following a non-domestic rates revaluation, 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

Statistics on Non-Domestic Rates Relief can be found at:
http://www.scotland.gov.uk/Topics/Statistics/Browse/Local-Government-Finance/NDR-Rates-Relief

Further Local Government Finance statistics can be found at:
http://www.scotland.gov.uk/Topics/Statistics/Browse/Local-Government-Finance

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