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Public Performance Report 2005/06

Background

The Assessor for Dunbartonshire and Argyll & Bute is an independent statutory official who is responsible in terms of the body of legislation known as the Lands Valuation Acts for the preparation and maintenance of the Valuation Rolls for East and West Dunbartonshire and Argyll & Bute.

In terms of the Local Government Finance Act 1992 he is responsible for the compilation and maintenance of the Valuation (Council Tax) Lists for the three areas.

The Assessor has also been appointed as the Electoral Registration Officer for these three areas and he is therefore required to prepare their Registers of Electors.

The Assessor's service is conducted from two main offices located at the addresses above. You can contact us by e-mail at 'assessor@dab-vjb.gov.uk'.

Council Tax List

The Council Tax List contains all domestic properties showing an allocated Council Tax band which is based on the market value of the property as at 1991. The bands shown are used by the local authorities within the Joint Board's boundaries for the production of domestic Council Tax bills.

As at 31st March, 2006, the Council Tax Lists for Dunbartonshire and Argyll & Bute contained 138,577 subjects.

Of the 1,201 houses added to the List between 1st April, 2005 and 31st March, 2006, the time between the date of occupation/completion and the issue of the banding notice is shown in the following table, along with previous years' data which demonstrates our maintenance of improved performance:

YEAR	NUMBER	WITHIN 3 MONTHS		WITHIN 6 MONTHS	
		TARGET	ACHIEVED	TARGET	ACHIEVED
2005/06	1201	88%	89%	97%	96%
2004/05	996	85%	91%	97%	98%
2003/04	918	87%	75%	93%	93%

The targets we have set for 2006/07 are 90% within 3

months and 97% within 6 months.

Valuation Roll

The Valuation Roll contains the rateable values of all non-domestic properties within the area. The rateable values shown are used by the Joint Board's constituent local authorities for the production of non-domestic rates bills.

As at 31st March, 2006 the Valuation Rolls for Dunbartonshire and Argyll & Bute contained 12,111 subjects with a total rateable value of £264.7 million.

Of the 1,093 amendments made to the Valuation Roll between 1st April, 2005 and 31st March, 2006, the time between the effective date of the alteration and the issue of the Valuation Notice is shown in the following table, along with previous years' data which illustrates our improving performance:

YEAR	NUMBER	WITHIN 3 MONTHS		WITHIN 6 MONTHS	
		TARGET	ACHIEVED	TARGET	ACHIEVED
2005/06	1093	66%	80%	83%	96%
2004/05	1131	52%	66%	77%	83%
2003/04	1217	55%	51%	79%	74%

The targets we have set for 2006/07 are 75% within 3 months and 90% within 6 months.

On 1st April, 2005 the Revaluation Roll came into force and by 30th September, 2005, which was the final date for submission of appeals against the Revaluation figures, we had received 3,051 appeals in relation to 2,946 subjects. The last date for disposal of these appeals, either by discussion with the Assessor's staff or, in the event that agreement cannot be reached, at a hearing of the local Valuation Appeal Committee, is 31st December, 2008.

Electoral Registration

The annual canvass response rates (from a combination of returned forms, telephone and internet returns) for the register published on 1st December, 2005 were as follows:

Argyll & Bute	86.39%
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Cumbernauld, Kilsyth & Kirkintilloch	80.04%
East Dunbartonshire	89.07%
West Dunbartonshire	77.06%
Combined	83.56%

In total, we achieved a response rate of 112,155 (83.56%) from 134,229 forms issued.

In addition, all of the statutory deadlines associated with the May, 2005 General Election were met.

General Information

During the year April 2005 to March 2006, the Assessor had a full-time equivalent staff of 64 and a staffing budget of £2.00M. A total of 501.5 days (3.53%) were lost through illness.

Other Items of Note

During the year we also

- continued our active participation in the development of the Assessors Portal (www.saa.gov.uk). This website provides direct access to on-line information relating to Valuation Roll and Council Tax entries throughout Scotland. A major new development is the provision of a facility to submit on-line appeals in relation to Valuation Roll entries, which has recently been extended to Council Tax banding appeals.
- developed our Equal Opportunities policies and approved an Action Plan for their positive implementation.
- carried out a Customer Satisfaction Survey in order to assess our stakeholders' perception of the services we provide. The results were encouraging, with 95% of the returns indicating that our staff were found to be professional, courteous and helpful, and 88% of the users of the Valuation Joint Board's services expressing their satisfaction with the information and/or advice given.

A copy of the Assessor and Electoral Registration Officer's annual report is available on request from either of the Assessor's offices.



Dunbartonshire and Argyll & Bute
 Valuation Joint Board