

**MINUTE OF THE SCOTTISH
RATING SURVEYORS FORUM
Held via MS TEAMS
On 27 June 2024 at 10 am**

Present

Heather Honeyman (SAA President), Robert Nicol (SAA Secretary), Brian Rout (SAA), Janet Kane (SCTS Upper Tribunal), Anouk Berthier (Scottish Government), Sandra Reid (Scottish Government), Niall Rankin (JLL), Billy McKaig (WYMRE), Lorna Greig (Ryden), Graham Howarth (Gerald Eve), Amy Hopkins (GL Hearn), Gordon Martin (Avison Young), Steven Dalton (Montagu Evans), Kevin Fraser (IRRV), R Foster (FG Burnett)

1.0 Apologies and Introductions

Michelle McGlynn (SCTS First Tier Tribunal), Derek Kidd (GL Hearn), Robert Toomey (RICS), Ian Storrie (Scottish Government), Stephen McIntosh (Scottish Water), P Stewart (SCTS First Tier Tribunal), W McFarlane (SAA), A Boal (Shepherd)

H Honeyman welcomed everyone to the meeting and advised of changes to the membership of the SAA Executive since the last SRSF meeting.

2.0 Minute of previous meeting of 22 September 2023

2.1 Accuracy

The minute of previous meeting was approved. The minute will be published at the SAA Portal.

2.2. Matters arising not on agenda

No matters not covered by the agenda.

3.0 2005, 2010 & 2017 Revaluation and Running Roll

3.1 First Tier Tribunal

i)Running Roll Appeals

The First Tier Tribunal were not in attendance however the following update was given on their behalf. The remaining 2017 appeals at the First Tier Tribunal will be scheduled for hearings up to the end of the year with advance notice of hearing dates available on the website.

ii) Covid MCC Appeals

The Tribunal currently have a backlog of withdrawals that they are currently processing. Nobody was aware of any COVID test cases that may proceed.

3.2 Lands Valuation Appeal Court Cases

Nothing to report.

3.3 Upper Tribunal update and cases

J Kane reported that there were 575 appeals with the Upper Tribunal of which around 500 are sisted. There are 51 cases where a response is awaited from the appellant. The legal member will shortly be reviewing the outstanding cases with a view to agreeing priorities and when hearings may take place. G Martin reported that he has a client who is concerned by the delay in getting hearings scheduled, he also expressed concern at engagement in discussions from some Assessors.

4.0 2023 Revaluation

4.1. Proposal Disposal Scheduling

H Honeyman reported that the proposal disposal schedule for national practice notes was now published on the SAA portal, and that Assessors were working on issuing decision notices before the statutory deadline of September 2025. A number of Rating Surveyor representatives highlighted that some PDD's were being postponed close to the decision notice date. It was confirmed that Assessors are aware of the need to continue to progress through proposals and that PDDs should not be postponed without good reason.

Some Rating Surveyor representatives were keen to ensure that meaningful discussion take place ahead of the PDD and that some written statements appeared to be generic in nature. In response Assessors agreed that discussions are helpful and that written statements in response to the proposal should reflect the quality and content of the proposal.

There was some discussion on the provision of additional evidence and A Berthier noted that the introduction of the proposal process was designed to ensure that evidence was provided up front with the process.

4.2 First Tier Tribunal update

It was reported that the tribunal had received 324 appeals from the 2023 Revaluation, mainly for schools.

5.0 2026 Revaluation

H Honeyman asked that the meeting participants encourage their clients to complete and return any Assessor Information Notices that are received. The information is vital in ensuring that accurate valuations are published for the next Revaluation. The opportunity to discuss with a view to pre-agreeing values was welcomed, however it was noted that particularly for cost based valuations 2023 Revaluation matters would need to be resolved and the Decapitalisation Rate would need to be known. I was

noted that there had been some success in pre-agreements for the 2023 Revaluation, including for Police Stations.

G Howarth requested that the SAA inform agents what needs to be provided as evidence of ability to act for a sector or client to allow discussions to take place.

6.0 SAA Issues Log

The SAA issues log was noted.

7.0 Scottish Water

No update from Scottish Water.

There was a question raised over whether Assessors send Notices for appeal agreements or outcomes out with the current Revaluation Cycle. These may be required to correct billing for previous years with Scottish Water. It was believed that all assessors do issue notices to the relevant PTO.

8.0 Scottish Government

8.1 Policy Update

A Berthier provided an update on Scottish Government matters. She advised the following:

The New Deal for Business Group continues to meet, the next meeting is in September, there are two new tasks, net zero and also looking at the potential for fee charging for submitting a rating appeal.

There are two statutory instruments being laid making minor technical changes around making proposals and appeals and also the deadline for dealing with proposals. These will be available on the Scottish Government NDR webpage along with the 'Short Guide to NDR'

9.0 AOCB

None.

10.0 Date of Next Meeting

To be confirmed. Likely Beginning of October.