FOI DOF/2023-0086

Request

Please provide the following information under the Freedom of Information Act 2000:

- 1. A copy of the summary breakdown of the Net Annual Value for the following property ID: 1085006
- 2. This is to include the full breakdown of the current 8th List Summary Breakdowns and proposed 9th list revaluation NAV, to include full calculations of how the NAV has been determined.
- 3. Copies of all non-domestic rating records held on file including all valuation reports, surveys and other information compiled by the district valuer and Commissioner of Valuation.

Response

The information requested is held and is provided in full at Annex B, except for some third-party personal information (including customer and staff names) under Section 40(2) of the Freedom of Information Act 2000.

Section 40(2) exempts personal information from disclosure if that information relates to someone other than the applicant, and if disclosure of that information would contravene one of the data protection principles in the General Data Protection Regulations (GDPR) (or certain other provisions of the Data Protection Act 2018).

Having considered all the information contained within the lawfulness, fairness and transparency test (which we are providing as a separate attachment – Annex C), the department has established that, on balance, there is no lawful basis for the disclosure of third-party personal data falling within the scope of the request of which the requester is not the data subject.

PID: 1085006

Upper Floors, 18-20 Church Street, Glebe, Ballymoney

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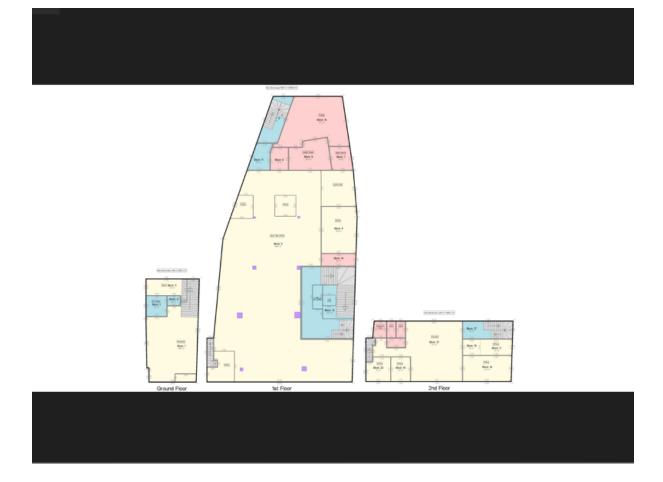
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this property?	Yes No 🖌	
Valuation Regional Office: Academy House 121A Broughshane Street Town Parks BALLYMENA BT43 6HY		
Waterside House 75 Duke Street Gobnascale LONDONDERRY BT47 1FP		
Lanyon Plaza 7 Lanyon Place Town Parks BELFAST BT1 3LP		
Marlborough House Central Way Tamnafiglassan CRAIGANON BT64 1AD		
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ten calling from outside NI,	dial +44 28 9049 5794.	Finance Airgeadais
	Ana Robo View A Robot View A Ro	y on a poperty? Yes No yet this property? Yes No yet the date you plan to vacate: E0/MM/YYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYY



Land & Property Services Seirbhísí Talún & Maoine

This certificate is a legal document to advise you of a change to the Valuation List which may affect your rate liability. It is not a rate bill. Pfease read the notes overleaf for more information. A glossary of terms is also provided. Date of Issue 15 January 2020

GENERAL INFORMATION		Effective Date	15 January 2020 12 Jun 2019
Council District	Causeway Coast and Gle	ns Bereugh Council	
Electoral Ward	Ballymoney North		
Occupier			
Valuation Type			
VALUATION	Previous Valuation	Updated Va	luation
Property Address	18-20 Church Street Glebe Ballymoney BT53 60	18-20 Chur Glebe L Ballymone	ch Street y BT53 6DL
Valuation List Description	shop yard	shop yard	
NON-DOMESTIC			
Net Annual Value			
Distinguishments			
Not Distinguished (Other)	£46,700	£0	
Total Net Annual Value	£46,700	£0	

Explanation: Property not considered rateable during renovations period. Effective date for Rates bill purposes is 12/06/2019.

Case Ref No: 7197929-0 Property ID: 568312 UPRN: 185553279 R12C (01/20)

District Valuer Airgeadais

www.nidirect.gov.uk www.nibusinessinfo.co.uk

YOUR VALUATION CERTIFICATE EXPLAINED

This certificate provides a record of the current entry in the Valuation List for this property. We will use the valuation to work out the amount of rates (if any) that are owned on that property. The Valuation Certificate is not a rate bill. The process to carry out this valuation is independent. It is carried out by a District Valuer. A District Valuer is not directly involved in the calculation or collection of rates. For more information on how rate bills are calculated please visit: wave infirmate new valuation.

www.nidirect.gov.uk/rates

GLOSSARY OF TERMS

Capital Value: To calculate a rate bill for a domestic property we use its Capital Value. It is important to understand that the capital value is not the same as the current market value. We use a specific valuation date of 1 January 2006 to make sure that we value all domestic properties at the same point in time.

Capital Value (Exempt): Under rating law there are certain property types or property usage that are free (exempt) from apying raises. An exemption may apply to the whole property or part of it. The Valuation Certificate shows what portion (if any) of the value that is exempt from rate liability.

District Valuer: A District Valuer is appointed by the Department of Finance and has the authority to add, amend or remove properties from the Valuation Lists.

Effective Date: This is the date that a rate bill may be calculated

Net Annual Value: To calculate a rate bill for a business (non-domestic property) we use its Net Annual Value which is based on the rental value of a property. It is defined as the amount a property could reasonably be expected to rent for on the open market on 1st April 2013.

Occupier: This refers to the person currently occupying the property (can be the owner or a tanant). The occupier may be responsible for paying the rate bill on the property. If the name of the occupier is wrong on this certificate simply call us on 0300 200 7801

200 7801 Property Distinguishments: A distinguishment refers to a particular usage or characteristic of a property. In rating law if a property is dissed has having a disfanguishment, certain reliefs or exemptions are applied to it. These reliefs and exemptions impact on the final calculation of the rate bill for the property. If your cutificate shows a value in the field hot. Distinguished (Other) this means that full rates are owed. are owed.

A property can be classed has having one or more of the following distinguishments:

Properties used for manufacturing.
Properties used for sport and recreational purpose.
No rates are due on the property.

Properties used as canal Freight Transport dock or railway undertakings. Valuation List:

Valuation List: A list of all known releable properties in Northerm Instand. The information recorded in the List is used to work out what rates (if any) are due on a particular property. In Northern Instand we have two Lists, one for domestic properties and one for the direction. non-domestic

HOW TO APPEAL YOUR VALUATION

VALUATION THE second se

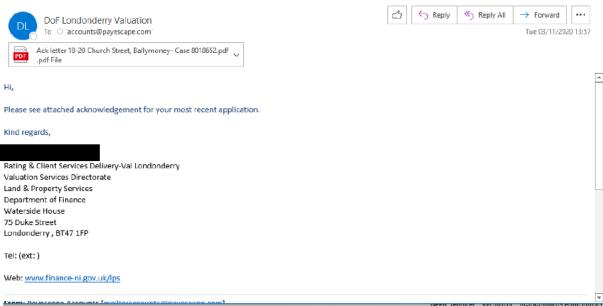
www.nidirect.gov.uk/rates or call 0300 200 7801.

Important: You must still pay your rate bill while your appeal is being heard

Alternative formats:

If required, you may request this document in an alternative format such as: Braille, DAISY, large print or translated into minority language (if English is not your first language) where reasonably practicable. For more information please telephone 0300 200 7801

re-evaluation form





Land & Property Services Seirbhísí Talún & Maoine

Acknowledgement

18-20 Church Street Ballymoney BT53 6DL
 Reference No.
 8018652-0

 Prop. Ref.:
 568312

 Date
 03-11-2020

Dear Sir/Madam

Address: 18-20 Church Street Ballymoney BT53 6DL

Thank you for your application in respect of the above property. A member of my staff will contact you in due course.

When an application for revision of a Valuation List is received it will normally be completed within 3 months of the date of application. Should circumstances make this impossible I will write to you explaining the reason(s) for any delay.

When a decision is made I will issue a Valuation Certificate. If you do not receive a certificate within the specified period please contact me at the above address quoting above reference number.

You can use the above reference number to obtain a summary of the current status of your application at the Application Tracking section of the LPS website:

http://lpsni.gov.uk/vlistdcv/WebSubmissions/CaseTracking.aspx.

Access to this information is available for up to 30 days after your application is closed and a Valuation Certificate issued.

Yours Faithfully



DISTRICT VALUER

RE: extension case 8018652						
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(i) Follow up. Start by 03 February 2021. Due by 03 February 2021.					Wed 03/02/202	1 14:51
From:						
Sent: 03 February 2021 13:11						
Subject: extension case 8018652						
Re						_
Case Registration – 8018652						
Prop ID - 568312						
Address – 18-20 Church Street						
This case is nearing/over the 90 day statutory timeframe for completion. Please advise by the 90 day timeframe or if an Extension Notice requires to be issued. If the latter please advise as to the reason for the delay	return	emai	il, if the	e case will be	completed be	efore
Thanks						
						•
RE: extension case 8018652	Л	6	Reply	≪ Reply All	→ Forward	
			inchiy.	"J Kepiy Ali	Wed 03/02/2021	14:51
() Follow up. Start by 03 February 2021. Due by 03 February 2021.						
						-
This case will not be completed within the 90 day timeframe, so please issue an extension notice.						
Many thanks						
Rating & Client Services Delivery-Val Londonderry Valuation Services Directorate						
Land & Property Services Department of Finance						
vaterside House 75 Duke Street						
Londonderry , BT47 1FP						
Web: www.finance-ni.gov.uk/lps						*
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NON-DOMESTIC CR3 APPLICATION TO THE DISTRICT VALUER

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Property ID	1085006
Case Registration Number	8018652
Сазе Туре	External application – New Hereditament – Non Domestic
Applicant	
Occupier	Payescape Ltd
Pointer Address	Upper Floors 18-20 Church Street Ballymoney BT53 6DL
List Description	Offices
8 ⁿ List NAV	N/A
8 ^e List NAV revised to	£35,900 OT
Date property Inspected	10/03/2021 (inspection limited due to Covid-19 restrictions)
Person Interviewed	
Tenure	
Lesse Details	N/A
Survey correct/ amended/ prepared	MST survey prepared. Measurements taken from plans attached to Planning NI portal. Changes highlighted by applicant have been updated accordingly.



Property Description



Page 2 of 5

Appendix 1

Valuer's Report

Outline of Applicant's Case

AO Case History

7197929 - External Application - Change Sought. Property treated as Temporary Incapable. Case closed 15/01/2020

Discussions With Occupier

As plans of the building where available online I spoke briefly with the applicant, by telephone) to confirm whether the plans being used where up to date and a true reflection of the work that had been carried out. The applicant confirmed that the overall footprint of the building had not changed and that the plans in the main appeared correct, with a few exceptions. The building, and a disabled WC had been constructed on the 1st floor. As these details had not been noted on the plans I arranged with the applicant to inspect the property to note these changes.

On the day of the inspection I met with Payescape Ltd) who provided access to the property. I explained that due to Covid-19 restrictions, and the fact that the property was occupied, I would limit my inspection to check only the changes made from the plans. The applicant confirmed that Payescape Ltd took up occupation of the 1st & 2nd floor offices on the 1th October 2020.

Survey

Due to Covid-19 restrictions my inspection of the property was limited, measurements have been taken from plans submitted on the Planning NI Portal. A number of measurements where checked on site and the alterations noted. In addition to the changes highlighted by the applicant, some further reconfiguration with regards to the toilet facilities to the rear of the first floor, providing a boiler room, cleaners store and associated lobby/locker area. In accordance with the LPS Code of Measurement Practice Guidance Note I have excluded this area from my valuation (refer to sketch attached).

Page 3 of 5

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Proposed	with the street	st floor I ha	ve appled a	rate of E37.	50 psm to the sec	ond floor which I fee
Proposed		and the loca	lity.			
Binchief	d Valuation					
anananja j		Area	2/m ²	lotal	Destinguishment	Commente
1	Reception (GF)	68.3 m ²	£62.50 £62.50	£4,268	or	
586	Store (GF) Offices (01F)	11.3 m ² 471.5 m ²	155.00	£706 £25,932		
16-20	Offices (02F)	60.9 m ²	\$37.50	£2,283		
21	Canteen (02P)	73.7 m ²	\$37.50	£2,763	OT	
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lecomme	endation					
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FOI SECTION 40(2)

DOF/2023-0086

The lawfulness, fairness and transparency test

Business areas are required to carry out a "lawfulness, fairness and transparency test" when considering the disclosure of third party personal data falling within the scope of a FOI or EIR request. **In most cases**, neither of the lawful basis outlined below will apply, however the business area must complete the test as evidence as having considered.

Brief description:

Third-party personal information (including customer and staff names) contained within the valuation report and information concerning a stated non-domestic address PID 1085006.

Lawfulness

Do either of the two lawful basis below which allow for the disclosure of personal data apply? $\ensuremath{\text{No}}$

If Yes, which of following two apply? [Tick box]

- Consent: This will apply when the data subject(s) clear consent exists that allows you to disclose the personal data falling within the scope of this request.
 E,g, a member of staff may agree to their name being disclosed.
- □ **Legitimate interests:** the disclosure is necessary for the Department's legitimate interests or the legitimate interests of a third party that overrides the data subject(s) rights and freedoms, particularly their right to privacy.

If no, an exemption/exception for 3rd party personal data will apply and the form is complete.