

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

PROPERTY1: Property

File Edit View Data Tools Links Reports Window Help

Property ID 1085006 Property Flag [] Val List 8

UPRN 187763718 Desc in Val List offices Adjustments []

*Primary Class Offices(Includes Banks and Post Offices) Capital Value Non EX £ Valuer Review []

Sub Class Commercial Office Capital Value EX £ Ground Floor VL Size 79.600

Type Conventional Other Classes No Internal VL Size 685.700

*District Causeway Coast and Glens Borough Cov. Total NAV £35,900 611/281 Internal VL Size []

*Ward Ballymoney North *Address UPPER FLOORS 18-20 Church Street Glebe Ballymoney Antrim I... Art. 31 (5) []

Old District Ballymoney Borough Council Heredity Status Built All Val Lines Reviewed for Reval []

Old Ward Glebe Occupation Status Occupied Approved for Reval []

IGSheet/Plan []/ [] Occupier Unknown [] Online Form Of Return Submitted []

X/Y Coord 294835 / 425829 Data Retention details [] RALQ 2020 Form Submitted []

Updated From Pointer [] RALQ 2023 Form Submitted []

Hotels	Pubs	Filling Stations	Assets Summary Screen	Rating Summary Screen	Tone AVM	Comparables Search									
Result Set	Interested Parties	Services	Neighbourhood	Property Part	Machinery	Val Items	Summary	Cases	Notes	List Entry	Dimensions	spatiallest Comps	Transaction	Attachment	Audit
Rec	Property ID	Reval	Address	UPRN	Primary Class	Sub Class	Type	Council District	Ward	X Coord	Y Coord	Val List	Desc In Val List		
1	1085006	<input type="checkbox"/>	UPPER FLOORS 18-20 Church Street Glebe	187763718	Offices(Includes Banks and Post	Commercial	Conventio	Causeway Coast and Glens Borough Council	Ballymoney North	294835	425829	8 offices			

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PROPERTY1: Property

File Edit View Data Tools Links Reports Window Help

Property ID 1085006 Property Flag [] Val List 8

UPRN 187763718 Desc in Val List offices Adjustments []

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Old Ward Glebe Occupation Status Occupied Approved for Reval []

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Hotels	Pubs	Filling Stations	Assets Summary Screen	Rating Summary Screen	Tone AVM	Comparables Search									
Result Set	Interested Parties	Services	Neighbourhood	Property Part	Machinery	Val Items	Summary	Cases	Notes	List Entry	Dimensions	spatiallest Comps	Transaction	Attachment	Audit
Rec	Ward	X Coord	Y Coord	Val List	Desc In Val List	Other Classes	CV Non EX	CV EX	Total Nav	Status	All	Valcom Address			
1	Ballymoney North	294835	425829	8 offices	No		£0	£0	£35,900		<input type="checkbox"/>				

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PROPERTY1: Property

File Edit View Data Tools Links Reports Window Help

Property ID 1085006 Property Flag [Dropdown] Val List 8

UPRN 187763718 Desc in Val List offices Adjustments [Dropdown]

*Primary Class Offices(Includes Banks and Post Offices) Capital Value Non EX £ Valuer Review [Dropdown]

Sub Class Commercial Office Capital Value EX £ Ground Floor VL Size 79,600

Type Conventional Other Classes No 611/281 Internal VL Size 685,700

*District Causeway Coast and Glens Borough Council Total NAV £35,900 Art. 31 (5) [Dropdown]

*Ward Ballymoney North *Address UPPER FLOORS 18-20 Church Street Glebe Ballymoney Antrim [Dropdown] All Val Lines Reviewed for Reval [Checkbox]

Old District Ballymoney Borough Council Approved for Reval [Checkbox]

Old Ward Glebe

Hotels Pubs Filling Stations Assets Summary Screen Rating Summary Screen Tone AVM Comparables Search

Result Set Interested Parties Services Neighbourhood **Property Part** Machinery Val Items Summary Cases Notes List Entry Dimensions spatialest Comps Transaction Attachment Audit

Property Parts

Prop	ID	*Class	*Sub Class	*Type
1	252	Commercial Office	Commercial Office	Conventional

Allowances

RFR	*Desc	*Amount	*Distinguishment	See Notes

VAL Line Summary

Va	ID	*Line	*Blk No.	*Zone	Future Zone D	Year	*Desc/Use	*Quality	*Repair	*Floor	*Access	*Units	*Type	*Rate	Total	*Distinguishment
1		INT	Block 1	Primary		1950	RECPN	SQ	AV	GF	NA	68.30	M2	62.50	£4,269	OT
1		INT	Block 3	Primary		1950	STO	SQ	AV	GF	NA	11.30	M2	62.50	£706	OT
1		INT	Block 5/6	Primary		1950	OFF	SQ	AV	01F	LF	471.50	M2	55.00	£25,933	OT
1		INT	Block 16-20	Primary		1950	OFF	SQ	AV	02F	GS	60.30	M2	37.50	£2,284	OT
1		INT	Block 21	Primary		1950	CANTN	SQ	AV	02F	GS	73.70	M2	37.50	£2,764	OT

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PROPERTY1: Property

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Sub Class Commercial Office Capital Value EX £ Ground Floor VL Size 79,600

Type Conventional Other Classes No 611/281 Internal VL Size 685,700

*District Causeway Coast and Glens Borough Council Total NAV £35,900 Art. 31 (5) [Dropdown]

*Ward Ballymoney North *Address UPPER FLOORS 18-20 Church Street Glebe Ballymoney Antrim [Dropdown] All Val Lines Reviewed for Reval [Checkbox]

Old District Ballymoney Borough Council Approved for Reval [Checkbox]

Old Ward Glebe

Hotels Pubs Filling Stations Assets Summary Screen Rating Summary Screen Tone AVM Comparables Search

Result Set Interested Parties **Services** Neighbourhood Property Part Machinery Val Items Summary Cases Notes List Entry Dimensions spatialest Comps Transaction Attachment Audit

Na	NID	Role	First	Last/Company	Phone	Email	E-Mail Consent	Alias	Mailing Address
Pa		Occupier		Payscape Ltd			<input type="checkbox"/>		

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Property ID 1085006 Property Flag [] Val List 8

UPRN 187763718 Desc in Val List offices Adjustments []

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Sub Class Commercial Office Capital Value EX [] £ Ground Floor VL Size 79.600

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*District Causeway Coast and Glens Borough Council Total NAV [] £35,900 Art. 31 (5) []

*Ward Ballymoney North *Address UPPER FLOORS 18-20 Church Street Glebe Ballymoney Antrim []

Old District Ballymoney Borough Council All Val Lines Reviewed for Reval []

Old Ward Glebe Approved for Reval []

Hotels Pubs Filling Stations Assets Summary Screen Rating Summary Screen Tone AVM Comparables Search

Result Set Interested Parties Services Neighbourhood Property Part Machinery Val Items Summary Cases Notes List Entry Dimensions spatialest Comps Transaction Attachment Audit

Water Mains Sewer Mains Sewerage

Power Main Electricity

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Type here to search

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Property ID 1085006 Property Flag [] Val List 8

UPRN 187763718 Desc in Val List offices Adjustments []

*Primary Class Offices(Includes Banks and Post Offices) Capital Value Non EX [] £ Valuer Review []

Sub Class Commercial Office Capital Value EX [] £ Ground Floor VL Size 79.600

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*District Causeway Coast and Glens Borough Council Total NAV [] £35,900 Art. 31 (5) []

*Ward Ballymoney North

Old District Ballymoney Borough Council

Hotels Pubs Filling Stations Assets Summary Screen Rating Summary Screen Tone AVM Comparables Search

Result Set Interested Parties Services Neighbourhood Property Part Machinery Val Items Summary Cases Notes List Entry Dimensions spatialest Comps Transaction Attachment Audit

SR apportionments

Sum V Lines	Sum OT	Sum SR	Percentage	SR Apport	Result Sum OT

IN apportionments

Sum V Lines	Sum OT	Sum IN	Percentage	IN Apport	Result Sum OT

DO Capital Value OT Total NAV EX Total NAV IN Total NAV SR Total NAV FT Total NAV

£	£35,900	£	£	£	£
£0	£0	£0	£0	£0	£0

Notes

User	Date	Comment

Total Non Exempt £35,900 Total Exempt £ Disabled Apportionment Unofficial Apportionment

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Type here to search

PROPERTY1: Property

File Edit View Data Tools Links Reports Window Help

Property ID: 1085006
 UPRN: 187763718
 *Primary Class: Offices(Includes Banks and Post Offices)
 Sub Class: Commercial Office
 Type: Conventional
 *District: Causeway Coast and Glens Borough Council
 *Ward: Ballymoney North
 Old District: Ballymoney Borough Council
 Old Ward: Glebe
 IGSHEET/Plan: /
 X/Y Coord: 294835 / 425829

Property Flag: [Dropdown]
 Desc in Val List: offices
 Capital Value Non EX: £
 Capital Value EX: £
 Other Classes: No
 Total NAV: £35,900
 *Address: UPPER FLOORS 18-20 Church Street Glebe Ballymoney Antrim
 Preview Address
 Hereditament Status: Built
 Occupation Status: Occupied

Val List: 8
 Adjustments: [Dropdown]
 Valuer Review: [Dropdown]
 Ground Floor VL Size: 79,600
 Internal VL Size: 685,700
 611/281 Internal VL Size: [Dropdown]
 Art. 31 (5): [Dropdown]
 All Val Lines Reviewed for Reval:
 Approved for Reval:
 Hereditament:
 Occupier Unknown:
 Data Retention details:
 Updated From Pointer:
 Online Form Of Return Submitted:
 RALQ 2020 Form Submitted:
 RALQ 2023 Form Submitted:

Hotels	Pubs	Filling Stations	Assets Summary Screen	Rating Summary Screen	Tone AVm	Comparables Search									
Result Set	Interested Parties	Services	Neighbourhood	Property Part	Machinery	Val Items	Summary	Cases	Notes	List Entry	Dimensions	spatial:est Comps	Transaction	Attachment	Audit
8	offices	8018652 0	Total NAV	Total Non Exempt NAV	Certificate Date	List Order Relevant Date	Effective Date of Valuation List	NAV Distinguishment IN	NAV Distinguishment SR	NAV Distinguishment DO	NAV Distinguishment	£0	£0	£0	

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PROPERTY1: Property

File Edit View Data Tools Links Reports Window Help

Property ID: 1085006
 UPRN: 187763718
 *Primary Class: Offices(Includes Banks and Post Offices)
 Sub Class: Commercial Office
 Type: Conventional
 *District: Causeway Coast and Glens Borough Council
 *Ward: Ballymoney North
 Old District: Ballymoney Borough Council
 Old Ward: Glebe
 IGSHEET/Plan: /
 X/Y Coord: 294835 / 425829

Property Flag: [Dropdown]
 Desc in Val List: offices
 Capital Value Non EX: £
 Capital Value EX: £
 Other Classes: No
 Total NAV: £35,900
 *Address: UPPER FLOORS 18-20 Church Street Glebe Ballymoney Antrim
 Preview Address
 Hereditament Status: Built
 Occupation Status: Occupied

Val List: 8
 Adjustments: [Dropdown]
 Valuer Review: [Dropdown]
 Ground Floor VL Size: 79,600
 Internal VL Size: 685,700
 611/281 Internal VL Size: [Dropdown]
 Art. 31 (5): [Dropdown]
 All Val Lines Reviewed for Reval:
 Approved for Reval:
 Hereditament:
 Occupier Unknown:
 Data Retention details:
 Updated From Pointer:
 Online Form Of Return Submitted:
 RALQ 2020 Form Submitted:
 RALQ 2023 Form Submitted:

Hotels	Pubs	Filling Stations	Assets Summary Screen	Rating Summary Screen	Tone AVm	Comparables Search									
Result Set	Interested Parties	Services	Neighbourhood	Property Part	Machinery	Val Items	Summary	Cases	Notes	List Entry	Dimensions	spatial:est Comps	Transaction	Attachment	Audit
	NAV Distinguishment DO	NAV Distinguishment FT	NAV Distinguishment EX	NAV Distinguishment DT	CV Non EX	CV EX	Occupier	Address							
	£0	£0	£0	£35,900	£0	£0	Payescape Ltd	Upper Floors, 18-20 Church Street, Glebe, Ballymoney BT53 6DL							

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PROPERTY1: Property

File Edit View Data Tools Links Reports Window Help

Property ID 1085006
UPRN 187763718

*Primary Class Offices(Includes Banks and Post Offices)
Sub Class Commercial Office
Type Conventional
*District Causeway Coast and Glens Borough Council
*Ward Ballymoney North
Old District Ballymoney Borough Council
Old Ward Glebe

Property Flag
Desc in Val List offices

Capital Value Non EX £
Capital Value EX £
Other Classes No
Total NAV £35,900

*Address UPPER FLOORS 18-20 Church Street Glebe Ballymoney Antrim
Preview Address

Val List 8
Adjustments
Valuer Review
Ground Floor VL Size 79,600
Internal VL Size 685,700
611/281 Internal VL Size
Art. 31 (5)

Hereditament Status Built
Occupation Status Occupied

Hereditament
Occupier Unknown
Data Retention details
Updated From Pointer

All Val Lines Reviewed for Reval
Approved for Reval
Online Form Of Return Submitted
RALQ 2020 Form Submitted
RALQ 2023 Form Submitted

Hotels	Pubs	Filling Stations	Assets Summary Screen	Rating Summary Screen	Tone AVM	Comparables Search									
Result Set	Interested Parties	Services	Neighbourhood	Property Part	Machinery	Val Items	Summary	Cases	Notes	List Entry	Dimensions	spatiallest Comps	Transaction	Attachment	Audit
<input type="checkbox"/>	533432	Rent		01/08/2018											

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PROPERTY1: Property

File Edit View Data Tools Links Reports Window Help

Property ID 1085006
UPRN 187763718

*Primary Class Offices(Includes Banks and Post Offices)
Sub Class Commercial Office
Type Conventional
*District Causeway Coast and Glens Borough Council
*Ward Ballymoney North
Old District Ballymoney Borough Council
Old Ward Glebe

Property Flag
Desc in Val List offices

Capital Value Non EX £
Capital Value EX £
Other Classes No
Total NAV £35,900

*Address UPPER FLOORS 18-20 Church Street Glebe Ballymoney Antrim
Preview Address

Val List 8
Adjustments
Valuer Review
Ground Floor VL Size 79,600
Internal VL Size 685,700
611/281 Internal VL Size
Art. 31 (5)

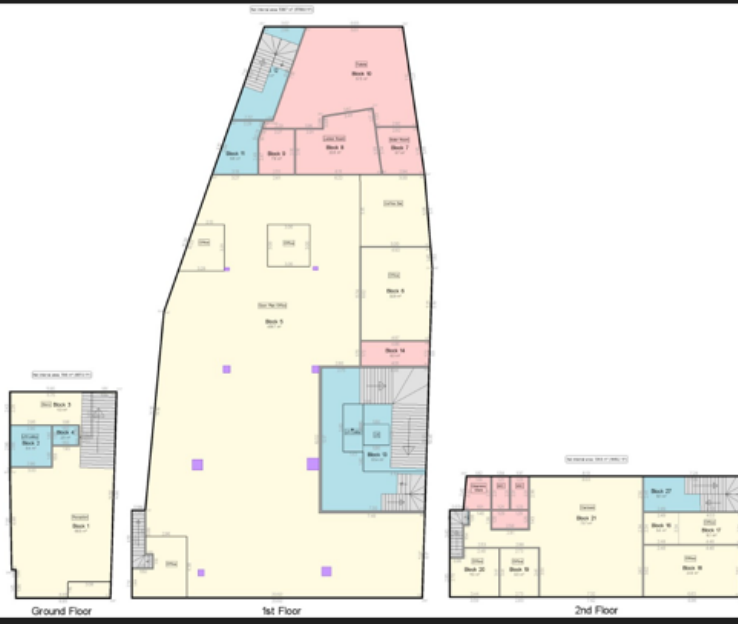
Hereditament Status Built
Occupation Status Occupied

Hereditament
Occupier Unknown
Data Retention details
Updated From Pointer

All Val Lines Reviewed for Reval
Approved for Reval
Online Form Of Return Submitted
RALQ 2020 Form Submitted
RALQ 2023 Form Submitted

Hotels	Pubs	Filling Stations	Assets Summary Screen	Rating Summary Screen	Tone AVM	Comparables Search									
Result Set	Interested Parties	Services	Neighbourhood	Property Part	Machinery	Val Items	Summary	Cases	Notes	List Entry	Dimensions	spatiallest Comps	Transaction	Attachment	Audit
	23/03/2021 09:17:42	Survey	Mobile Sketch Tool	TabletQuick-Sketch.icad	Survey Collection MST										
	23/03/2021 09:17:42	Survey	Mobile Sketch Tool	TabletQuick-Sketch.tif	Survey Collection MST										
	23/03/2021 09:17:49	Survey	Mobile Sketch Tool	TabletQuick-Sketch.tif5	Survey Collection MST										
	23/03/2021 09:17:56	Survey	Mobile Sketch Tool	TabletQuick-Sketch.xml	Survey Collection MST										
	23/03/2021 09:54:01	IMAGE FILE	Upper floors 18-20	Photo	March 2021										

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PROPERTY: Property

File Edit View Data Tools Links Reports Window Help

Property ID: 1035006
 UPRN: 187763718
 Property Flag: [Dropdown]
 Desc in Val List: Offices
 Val List: 6
 Adjustments: [Dropdown]

*Primary Class: Offices (Includes Banks and Post Offices)
 Sub Class: Commercial Office
 Type: Conventional
 District: Causeway Coast and Glens Borough Council
 Ward: Ballymoney North
 Old District: Ballymoney Borough Council
 Old Ward: Glebe

IGSheet/Plan: [Field]
 XY Coord: 234635 / 425029

Capital Value Non EX: £
 Capital Value EX: £
 Other Classes: No
 Total NAV: 235,900
 *Address: UPPER FLOORS 18-20 Church Street, Glebe Ballymoney Antrim I...
 Preview Address

Hereditament Status: Eut
 Occupation Status: Occupied

Hereditament: [Checked]
 Occupier Unknown: [Unchecked]
 Data Retention details: [Checked]
 Updated From Pointer: [Checked]
 Sketch Attached: [Checked]

Value Review: [Dropdown]
 Ground Floor VL Size: 79,000
 Internal VL Size: 695,700
 611/281 Internal VL Size: [Field]
 Art. 31 (5): [Dropdown]

All Val Lines Reviewed for Reval: [Checked]
 Approved for Reval: [Unchecked]
 Online Form Of Return Submitted: [Unchecked]
 RALQ 2020 Form Submitted: [Checked]
 RALQ 2023 Form Submitted: [Checked]
 Plant And Machinery: [Checked]

Hotels	Pubs	Filling Stations	Assets Summary Screen	Rating Summary Screen	Tone AVM	Comparables Search									
Result Set	Interested Parties	Services	Neighbourhood	Property Part	Machinery	Val Items	Summary	Cases	Notes	List Entry	Dimensions	spatial:est Comp	Transaction	Attachment	Audit
Registration #	Event Category	Case Type	Sub Type	Status	Projected Completion Date	Allocated To	Application Date	Registration Date	Allocated Date	Case Weighting					
3018692-0	Filing	External Application for	New Hereditament - Non	Case Closed	01/05/2021	[Redacted]	03/11/2020	03/11/2020	10/11/2020	0.00					

Ready V 1327496 02 March 2023 11:23:01 1/1 (0M)

Type here to search

PROPERTY: Property

File Edit View Data Tools Links Reports Window Help

Property ID: 1005006
UPRN: 107763718
Primary Class: Offices (Includes Banks and Post Offices)
Sub Class: Commercial Office
Type: Conventional
District: Causeway Coast and Glens Borough Council
Ward: Ballymoney North
Old District: Ballymoney Borough Council
Old Ward: Glebe

Property Flag: [Dropdown]
Desc in Val List: Offices
Capital Value Non EX: £
Capital Value EX: £
Other Classes: No
Total NAV: 235,900
Address: UPPER FLOORS, 18-20 Church Street, Glebe Ballymoney Antrim

Val List: 0
Adjustments: [Dropdown]
Valuer Review: [Dropdown]
Ground Floor VL Size: 79,000
Internal VL Size: 585,700
G11/201 Internal VL Size: [Dropdown]
Art. 31 (5): [Dropdown]

Hereditament: [Dropdown]
Heredament Status: Built
Occupation Status: Occupied

All Val Lines Reviewed for Reval:
Approved for Reval:
Occupier Unknown:
Online Form Of Return Submitted:
Data Retention details:
RALQ 2020 Form Submitted:
Updated From Painter:
RALQ 2023 Form Submitted:
Sketch Attached:
Plant And Machinery:

Hotels	Pubs	Filling Stations	Assets Summary Screen	Rating Summary Screen	Tone AV	Comparables Search									
Result Set	Interested Parties	Services	Neighbourhood	Property Part	Machinery	Val Items	Summary	Cases	Notes	List Entry	Dimensions	spatial/est Comps	Transaction	Attachment	Audit
Registration Date	Allocated Date	Case Weighting	Created By	Client	Allocated By	Allocated Office	Date Closed	Project	Out For Mobile Sketch Tool						
03/11/2020	10/11/2020	0.00	[Redacted]	LPS North Western	[Redacted]	Londonderp	29/03/2021 10:06:53	<input type="checkbox"/>	<input type="checkbox"/>						

Ready V 1327496 02 March 2023 11:34:26 1/1 (0M)

CASE: Case

File Edit View Data Tools Link Reports Window Help

Registration No.: 031852
Event Category: Rating
Case Type: External Application for List Revision
Sub Type: New Hereditament - Non Domestic
Classification: [Dropdown]
Application Date: 03/11/2020
Receipt Date: 03/11/2020
Registration Date: 03/11/2020
Client Type: Land & Property Services
Client Sub Type: RCA
Client: LPS North Western Regional Office
Instructions: Property refurbished and requires a revaluation

Created By: [Redacted]
Case Weighting: 0.00
Allocated To: [Redacted]
Allocated Date: 10/11/2020
Allocated By: [Redacted]
Allocated Office: Londonderp
Registration Office: Londonderp
ABRACUS Revision Request - ID: [Redacted]
Status: Case Closed

Val List: 0
Analysis: [Dropdown]
Projected Start Date: 03/11/2020
Projected Completion Date: 01/05/2021
Date Closed: 29/03/2021
Reason: [Dropdown]

Comment:
1. Fix NAV and enter @ £35,900.01
2. Occupier: Payscale Ltd
3. Effective date: 01/10/2020
4. Register case to value ground floor retail unit.
Rating Report attached: [Redacted] 23/03/2021.

Project:
Certificate:
Require Approval:
Householder Letter Sent:
Transaction Inspection:
DD1 Form Issued:
DD1 Form Received:
Out For Mobile Sketch Tool:
RTC Case:

Building Control	ResultSet	Property	Interested Parties	Time Rec	MST Attachments
Relevant Date Type	Relevant Date	Valuation	Valuation Type		
Estimated Date Of Rating Alteration	01/10/2020				

Old Valcom Case ID: [Dropdown]
Date Last Charged: 02/11/2020
All Time Entered:
Client Reference: [Dropdown]
Amount Charged To Date: [Dropdown]
Outside Costs:
Conclusion Type: List Alteration - Change to NAV/Distinguishment
Charging Basis: Not Applicable
Interim Charge:

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CASE1: Case

File Edit View Data Tools Link Reports Window Help

Registration No. 0010652 - 0 Created By [Redacted]

*Event Category Rating Case Weighting 0.00 Val List 8

*Case Type External Application for List Revision *Allocated To [Redacted] Analysis [Redacted]

*Sub Type New Heredament - Non Domestic *Allocated Date 10/11/2020 *Projected Start Date 03/11/2020

Classification [Redacted] *Allocated By [Redacted] Projected Completion Date 01/05/2021

*Application Date 03/11/2020 *Allocated Office Londonderry *Date Closed 29/03/2021

*Receipt Date 03/11/2020 *Registration Office Londonderry *Status Case Closed

Registration Date 03/11/2020 ABBACUS Revision Request - ID: Reason: [Redacted]

*Client Type Land & Property Services List Leakage Case [Redacted]

Client Sub Type RCA Non-List Leakage Case Reason [Redacted]

*Client LPS North Western Regional Offices

Instructions Property refurbished and requires a revaluation Comment Offices Valued

Project ODD Form Issued

Certificate ODD Form Received

Require Approval Out For Mobile Sketch Tool

Building Control Completion Notice Information MST Attachments

Details Result Set Property Interested Parties Time Recording Stages Certificate Details Project Details Comparables Attachment Audit Comparables Search

Relevant Data Type	Relevant Date	Valuation	Valuation Type
Estimated Date Of Rating Allocation	01/10/2020		

Old Valcom Case ID [Redacted] Date Last Charged 03/11/2020 All Time Entered

*Client Reference [Redacted] Amount Charged To Date [Redacted] Outside Costs

Conclusion Type List Alteration - Change to NAV/Distinguishment *Charging Basis Not Applicable Interim Charge

Location [Redacted] Fixed Charge [Redacted]

Outside Cost Source [Redacted] Total Cost [Redacted]

Ready V 1327496 02 March 2023 11:38:32 1/1 (0M)

CASE1: Case

File Edit View Data Tools Link Reports Window Help

Registration No. 0010652 - 0 Created By [Redacted]

*Event Category Rating Case Weighting 0.00 Val List 8

*Case Type External Application for List Revision *Allocated To [Redacted] Analysis [Redacted]

*Sub Type New Heredament - Non Domestic *Allocated Date 10/11/2020 *Projected Start Date 03/11/2020

Classification [Redacted] *Allocated By [Redacted] Projected Completion Date 01/05/2021

*Application Date 03/11/2020 *Allocated Office Londonderry *Date Closed 29/03/2021

*Receipt Date 03/11/2020 *Registration Office Londonderry *Status Case Closed

Registration Date 03/11/2020 ABBACUS Revision Request - ID: Reason: [Redacted]

*Client Type Land & Property Services List Leakage Case [Redacted]

Client Sub Type RCA Non-List Leakage Case Reason [Redacted]

*Client LPS North Western Regional Offices

Instructions Property refurbished and requires a revaluation Comment Offices Valued

1. Fix NAV and enter @ £35,900 OT
2. Occupier Payscape Ltd
3. Effective date: 01/10/2020
4. Register case to value ground floor retail unit

Project ODD Form Issued

Certificate ODD Form Received

Require Approval Out For Mobile Sketch Tool

Householder Letter Sent RTC Case

Transaction Inspection

Building Control Completion Notice Information MST Attachments

Details Result Set Property Interested Parties Time Recording Stages Certificate Details Project Details Comparables Attachment Audit Comparables Search

Rec	Case Registration No	Event Category	Case Type	Sub Type	Status	Projected Completion Date	Application Date	Receipt Date	Registration Date	Created By	Client Group
1	0010652.0	Rating	External Application for	New Heredament - Non	Case Closed	01/05/2021	03/11/2020	03/11/2020	03/11/2020 13:45:33	[Redacted]	Land & Property Services

Ready V 1327496 02 March 2023 11:38:32 1/1 (0M)

CASE1: Case

File Edit View Data Tools Link Reports Window Help

Registration No. 0018652 - 0

*Event Category Rating

*Case Type External Application for List Revision

*Sub Type New Heredwaxey - Non Domestic

Classification

*Application Date 03/11/2020

*Receipt Date 03/11/2020

Registration Date 03/11/2020

*Client Type Land & Property Services

Client Sub Type RCA

*Client LPS North Western Regional Offices

Instructions Property refurbished and requires a revaluation

Comment Offices Valued

1. Fix NAV and enter @ E35,900 OT
2. Occupier Pajescap Ltd.
3. Effective date: 01/10/2020
4. Register case to value ground floor retail unit.

Created By [Redacted]

Case Weighting 0.00

*Allocated To [Redacted]

Allocated Date 10/11/2020

Allocated By [Redacted]

*Allocated Office Londonderry

*Registration Office Londonderry

Val List 8

Analysis

*Projected Start Date 03/11/2020

Projected Completion Date 01/05/2021

Date Closed 29/03/2021

*Status Case Closed

ABBACUS Revision Request - ID: Reason:

List Leakage Case

Non-List Leakage Case Reason

Project

Certificate

Require Approval

Householder Letter Sent

Transaction Inspection

DD1 Form Issued

DD1 Form Received

Out For Mobile Sketch Tool

RTC Case

Building Control | Completion Notice Information | MST Attachments

Rec	Client	Case Weighting	Allocated To	Allocated Date	Allocated By	Allocated Office	Date Closed	Project	Val List	Out For Mobile Sketch Tool
1	LPS North Western	0.00	[Redacted]	10/11/2020 10:58:21	[Redacted]	Londonderry	29/03/2021 10:06:53	<input type="checkbox"/>	8	<input type="checkbox"/>

Ready V 1327496 02 March 2023 11:38:32 1/1 (0M)

CASE1: Case

File Edit View Data Tools Link Reports Window Help

Registration No. 0018652 - 0

*Event Category Rating

*Case Type External Application for List Revision

*Sub Type New Heredwaxey - Non Domestic

Classification

*Application Date 03/11/2020

*Receipt Date 03/11/2020

Registration Date 03/11/2020

*Client Type Land & Property Services

Client Sub Type RCA

*Client LPS North Western Regional Offices

Instructions

Comment Offices Valued

1. Fix NAV and enter @ E35,900 OT
2. Occupier Pajescap Ltd.
3. Effective date: 01/10/2020
4. Register case to value ground floor retail unit.

Created By [Redacted]

Case Weighting 0.00

*Allocated To [Redacted]

Allocated Date 10/11/2020

Allocated By [Redacted]

*Allocated Office Londonderry

*Registration Office Londonderry

Val List 8

Analysis

*Projected Start Date 03/11/2020

Projected Completion Date 01/05/2021

Date Closed 29/03/2021

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List Leakage Case

Non-List Leakage Case Reason

Project

Certificate

Require Approval

Householder Letter Sent

Transaction Inspection

DD1 Form Issued

DD1 Form Received

Out For Mobile Sketch Tool

RTC Case

Building Control | Completion Notice Information | MST Attachments

Property ID	URN	Address	Primary Class	Sub Class	Type	Council District	Old District	Ward	IG Street	Plan
1005005	187763719	19-20 Church Street UPPER FLOORS Glebe	Office/Includes Banks	Commercial Office	Conventional	Causeway Coast and	Ballymoney Brough	Ballymoney North		

Ready V 1327496 02 March 2023 11:38:32 1/1 (0M)

CASE1: Case

File Edit View Data Tools Link Reports Window Help

Registration No. 0018652 - 0

Event Category Rating

Case Type External Application for List Revision

Sub Type New Heredwamy - Non Domestic

Classification

Application Date 03/11/2020

Receipt Date 03/11/2020

Registration Date 03/11/2020

Client Type Land & Property Services

Client Sub Type RCA

Client LPS North Western Regional Offices

Instructions Property revalued and requires a revaluation

Comment Offices Valued

1. Fix NAV and enter @ £35,800 OT
2. Occupier Payscale Ltd.
3. Effective date: 01/10/2020
4. Register case to value ground floor retail unit.

Created By [Redacted]

Case Weighting 0.00

Allocated To [Redacted]

Allocated Date 10/11/2020

Allocated By [Redacted]

Allocated Office Londonderry

Registration Office Londonderry

Val List 8

Analysis

Projected Start Date 03/11/2020

Projected Completion Date 01/05/2021

Date Closed 29/03/2021

Status Case Closed

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List Leakage Case

Non-List Leakage Case Reason

Project

Certificate

Require Approval

Householder Letter Sent

Transaction Inspection

OD1 Form Issued

OD1 Form Received

Out For Mobile Sketch Tool

RTC Case

Building Control				Completion Notice Information				MST Attachments			
Details	ResultSet	Property	Interested Parties	Time Recording	Stages	Certificate Details	Project Details	Comparables	Attachment	Audit	Comparables Search
Did/District	Ward	IG Street	Flon	R Coord	Y Coord	Desc In/Val/Lat	Other Classes	CV Non EK	CV EK	Total Nav	Att. 3t (5)
Ballymoney Borough	Ballymoney North			294035	425929	offices	No	£0	£0	£35,900	

Ready V 1327496 02 March 2023 11:38:32 1/1 (0M)

CASE1: Case

File Edit View Data Tools Link Reports Window Help

Registration No. 0018652 - 0

Event Category Rating

Case Type External Application for List Revision

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1. Fix NAV and enter @ £35,800 OT
2. Occupier Payscale Ltd.
3. Effective date: 01/10/2020
4. Register case to value ground floor retail unit.

Created By [Redacted]

Case Weighting 0.00

Allocated To [Redacted]

Allocated Date 10/11/2020

Allocated By [Redacted]

Allocated Office Londonderry

Registration Office Londonderry

Val List 8

Analysis

Projected Start Date 03/11/2020

Projected Completion Date 01/05/2021

Date Closed 29/03/2021

Status Case Closed

ABBACUS Revision Request - ID: Reason:

List Leakage Case

Non-List Leakage Case Reason

Project

Certificate

Require Approval

Householder Letter Sent

Transaction Inspection

OD1 Form Issued

OD1 Form Received

Out For Mobile Sketch Tool

RTC Case

Building Control				Completion Notice Information				MST Attachments			
Details	ResultSet	Property	Interested Parties	Time Recording	Stages	Certificate Details	Project Details	Comparables	Attachment	Audit	Comparables Search
Int	Ntd	Rtd	Fst	Last/Company	Phone	Email	E-Mail Consent	Alias	Making Address	Dist	
AP		Applicant	[Redacted]	02027641000		accounts@payscale.co	<input type="checkbox"/>		10-20 Church Street Ballymoney BT53 6DL		

Ready V 1327496 02 March 2023 11:38:32 1/1 (0M)

CASE1: Case

File Edit View Data Tools Link Reports Window Help

Registration No. 031852 - 0 Created By [Redacted] Val List 8

*Event Category Rating Case Weighting 0.00 Analysis [Redacted]

*Case Type External Application for List Revision *Allocated To [Redacted] *Projected Start Date 03/11/2020

*Sub Type New Homeowners - Non Domestic *Allocated Date 10/11/2020 Projected Completion Date 01/05/2021

Classification [Redacted] *Allocated By [Redacted] Date Closed 29/03/2021

*Application Date 03/11/2020 *Allocated Office Londonderry *Status Case Closed

*Receipt Date 03/11/2020 *Registration Office Londonderry ABBACUS Revision Request - ID: Reason: [Redacted]

Registration Date 03/11/2020 List Leakage Case [Redacted]

*Client Type Land & Property Services Non-List Leakage Case Reason [Redacted]

Client Sub Type RCA

*Client LPS North Western Regional Offices

Project ODI Form Issued

Building Control Completion Notice Information MST Attachments

Details	ResultSet	Property	Interested Parties	Time Recording	Stages	Certificate Details	Project Details	Comparables	Attachment	Audit	Comparables Search
STAGES		Stage Type		Date	Who Allocated To						
03/11/2020 13:45:49	Case Registered			03/11/2020 13:45:49	[Redacted]						
03/11/2020 13:45:48	Case Allocated			03/11/2020 13:45:48	[Redacted]						
03/11/2020 13:46:15	Case Allocated			03/11/2020 13:46:15	[Redacted]						
03/11/2020 13:49:28	Acknowledgement Sent			03/11/2020 13:49:28	[Redacted]						
10/11/2020 10:58:21	Case Reallocated			10/11/2020 10:58:21	[Redacted]						
04/02/2021 12:25:48	Case Extended			04/02/2021 12:25:48	[Redacted]						
09/03/2021 09:25:35	Case out for mobile sketch			09/03/2021 09:25:35	[Redacted]						
24/03/2021 10:12:23	Internal Comments			24/03/2021 10:12:23	[Redacted]						
24/03/2021 10:15:34	Approval Requested			24/03/2021 10:15:34	[Redacted]						
24/03/2021 11:14:48	Approved			24/03/2021 11:14:48	[Redacted]						
29/03/2021 10:06:48	Case Closed			29/03/2021 10:06:48	[Redacted]						
29/03/2021 10:06:49	Certificate Issued			29/03/2021 10:06:49	[Redacted]						

Ready V 1327496 02 March 2023 11:38:32 1/1 (0M)

CASE1: Case

File Edit View Data Tools Link Reports Window Help

Registration No. 031852 - 0 Created By [Redacted] Val List 8

*Event Category Rating Case Weighting 0.00 Analysis [Redacted]

*Case Type External Application for List Revision *Allocated To [Redacted] *Projected Start Date 03/11/2020

*Sub Type New Homeowners - Non Domestic *Allocated Date 10/11/2020 Projected Completion Date 01/05/2021

Classification [Redacted] *Allocated By [Redacted] Date Closed 29/03/2021

*Application Date 03/11/2020 *Allocated Office Londonderry *Status Case Closed

*Receipt Date 03/11/2020 *Registration Office Londonderry ABBACUS Revision Request - ID: Reason: [Redacted]

Registration Date 03/11/2020 List Leakage Case [Redacted]

*Client Type Land & Property Services Non-List Leakage Case Reason [Redacted]

Client Sub Type RCA

*Client LPS North Western Regional Offices

Project ODI Form Issued

Certificate ODI Form Received

Require Approval Out For Mobile Sketch Tool

Householder Letter Sent RTC Case

Transaction Inspection

Instructions: Property established and requires a revaluation

Comment: Offices Valued

1. Fix NAV and enter @ £35,900 OT
2. Occupier: Payscale Ltd
3. Effective date: 01/10/2020
4. Register case to value ground floor retail unit

Building Control Completion Notice Information MST Attachments

Icon	Date	File Type	Source	Description	Comment
[Icon]	03/11/2020 13:51:46	TRIM LINK	PC	A3-16-26 Church Street, Ballymoney, PD 568312 v5	Rating
[Icon]	03/11/2020 13:56:16	TRIM LINK	PC	Ack letter 16-26 Church Street, Ballymoney - Case	Rating
[Icon]	04/02/2021 12:26:27	TRIM LINK	PC	email	case extended
[Icon]	23/03/2021 10:45:20	TRIM LINK	Rating Report - Upper Floors	Rating Report	March 2021

Ready V 1327496 02 March 2023 11:38:32 1/1 (0M)

FW: re-evaluation form



DoF Ballymena Valuation LPSNI
To: DoF Londonderry Valuation

Reply Reply All Forward

Tue 03/11/2020 12:51

You forwarded this message on 03/11/2020 13:15.

Land & Property Services - App Form Document_2020-11-03_115803.pdf .pdf File

From: Payescape Accounts [mailto:accounts@payescape.com]
Sent: 03 November 2020 12:17
To: DoF Ballymena Valuation LPSNI <Ballymena.Valuation@lpsni.gov.uk>
Subject: re-evaluation form

Good afternoon,

Please find attached a form for a re-evaluation of our business premises at 18-20 Church Street, Ballymoney. I have also included the valuation certificate as when it was a shop yard but now used for offices. Please contact me should you require any other information. Many thanks

Accounts Manager

Email: accounts@payescape.com
Web: www.payescape.com

LPS Privacy Notice: www.finance-ni.gov.uk/publications/lps-privacy-notice

ARTICLE 49 OF THE RATES (NI) ORDER 1977

APPLICATION TO DISTRICT VALUER FOR REVISION OF THE VALUATION LIST (CR3)



Please complete in CAPITAL LETTERS using black ink.

Please return this completed form to the **Land & Property Services Office** which covers the district in which the property is located. (See reverse side.)

We will acknowledge receipt of your application within 10 working days. This acknowledgement will include your reference number.

If you need help completing this form or require it in a different language or format, please dial **0300 200 7801** (calls charged at local rate). Dial **18001 0300 200 7801** for Text Relay.

SECTION 1 - DETAILS OF PROPERTY

Property address	Property ID (if known)
18-20 Church Street	568312
Ballymoney	
	Non Domestic: Net Annual Value (NAV) (if known)
	£
	Domestic: Capital Value (if known)
	£

SECTION 2 - YOUR DETAILS

Title (Mr/Mrs/Ms, etc)	M L
Name	Payescape Ltd
Contact number (daytime)	028 2704 1060 / 028 2744 1525
Address	Contact number (mobile)
18-20 Church Street	
Ballymoney	
Postcode: B53 6DL	Email address
	accounts@payescape.com
Please state capacity in which submitted (tick one) ... <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other (if Other, please specify)	
When did you become the owner or tenant of the property? ... 12/06/19	
Signature	Date
	03/11/20

Please tell us the best time to telephone you between 9am-5pm, Monday to Friday:

Anytime

SECTION 3 – REASONS FOR APPLICATION

To progress your application we need additional information.

3.1 Please details the reason(s) you are seeking a review of the valuation.

(For example, there are ongoing works, fire or flood damage, the valuation is excessive)

PROPERTY REFUSED AND REQUIRES A RE-VALUATION - THANK YOU

3.2 Do you currently occupy this property? Yes No

3.3 Do you plan to vacate this property? Yes No

If yes, please provide the date you plan to vacate:

DD/MM/YYYY

Identify the correct LPS Valuation Regional Office:

Ballymena office for council districts Antrim and Newtownabbey, Mid and East Antrim	Academy House 121A Broughshane Street Town Parks BALLYMENA BT43 6HY	Tel: 0300 200 7801 (calls charged at local rate) Email: ballymena.valuation@lpsni.gov.uk
Londonderry office for council districts Causeway Coast and Glens, Derry City & Strabane	Waterside House 75 Duke Street Gobmascale LONDONDERRY BT47 1FP	Tel: 0300 200 7801 (calls charged at local rate) Email: londonderry.valuation@lpsni.gov.uk
Belfast office for council districts Belfast, Lisburn and Castlereagh, Ards and North Down	Lanyon Plaza 7 Lanyon Place Town Parks BELFAST BT1 3LP	Tel: 0300 200 7801 (calls charged at local rate) Email: belfast.valuation@lpsni.gov.uk
Craigavon office for council districts Armagh City, Banbridge & Craigavon, Newry, Mourne and Down	Marlborough House Central Way Tannafljassan CRAIGAVON BT64 1AD	Tel: 0300 200 7801 (calls charged at local rate) Email: craigavon.valuation@lpsni.gov.uk
Omagh office for council districts Mid Ulster, Fermanagh and Omagh	Boaz House 19 Scarffe's Entry Dergmoney Lower OMAGH BT78 1JE	Tel: 0300 200 7801 (calls charged at local rate) Email: omagh.valuation@lpsni.gov.uk



Land & Property Services
Seirbhíse Talún & Maoiní

When calling from outside NI, dial +44 28 9049 5794.



Department of Finance
An Boinn
Airgeadais
www.finance.gov.uk



VALUATION CERTIFICATE

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. Please read the notes overleaf for more information. A glossary of terms is also provided.

GENERAL INFORMATION		Date of Issue	15 January 2020
		Effective Date	12 Jun 2019
Council District	Causeway Coast and Glens Borough Council		
Electoral Ward	Ballymoney North		
Occupier			
Valuation Type			

VALUATION INFORMATION	Previous Valuation	Updated Valuation
Property Address	18-20 Church Street Glebe Ballymoney BT53 6DL	18-20 Church Street Glebe Ballymoney 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)

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

District Valuer



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 owed 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:

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 2005 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 paying rates. 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 from.

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 tenant). 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

Property Distinguishments:

A distinguishment refers to a particular usage or characteristic of a property. In rating law if a property is classed as having a distinguishment, 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 certificate shows a value in the field Not Distinguished (Other) this means that full rates are owed.

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

Industrial	Properties used for manufacturing.
Sport and Recreational	Properties used for sport and recreational purpose.
Exempt	No rates are due on the property.
Freight Transport	Properties used as canal, dock or railway undertakings.

Valuation List:

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

HOW TO APPEAL YOUR VALUATION

If you require any clarification on any part of the certificate please call 0300 200 7801

You can appeal the valuation information shown on this certificate. To do this you may complete a Valuation Appeal Form (CR20). LPS must receive this form within 28 days from the date of issue on this certificate. Appeal forms may be downloaded from:

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



DoF Londonderry Valuation
To: accounts@payescape.com



Reply

Reply All

Forward



Tue 03/11/2020 13:57



Hi,

Please see attached acknowledgement for your most recent application.

Kind regards,

[Redacted]
Rating & Client Services Delivery-Val Londonderry
Valuation Services Directorate
Land & Property Services
Department of Finance
Waterside House
75 Duke Street
Londonderry, BT47 1FP

Tel: (ext:)

Web: www.finance-ni.gov.uk/lps

From: Payescape Accounts [mailto:accounts@payescape.com]

Recn: 761161 | Records: 1 | DF-18-011605.edm:11/03/2020

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://psni.gov.uk/vlistdcr/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

[Redacted]

  Reply  Reply All  Forward 

Wed 03/02/2021 14:51

 Follow up. Start by 03 February 2021. Due by 03 February 2021.

From: [Redacted]
Sent: 03 February 2021 13:11
To: [Redacted]
Subject: extension case 8018652

[Redacted]

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 return email, if the case will be completed before 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

Thanks


[Redacted]

RE: extension case 8018652

[Redacted]

  Reply  Reply All  Forward 

Wed 03/02/2021 14:51

 Follow up. Start by 03 February 2021. Due by 03 February 2021.

[Redacted]

This case will not be completed within the 90 day timeframe, so please issue an extension notice.

Many thanks

[Redacted]

Rating & Client Services Delivery-Val Londonderry
Valuation Services Directorate
Land & Property Services
Department of Finance
Waterside House
75 Duke Street
Londonderry, BT47 1FP

[Redacted]

Web: www.finance-ni.gov.uk/lps



NON-DOMESTIC CR3 APPLICATION TO THE DISTRICT VALUER

Property ID	1085006
Case Registration Number	8018652
Case Type	External application – New Hereditament – Non Domestic
Applicant	[REDACTED]
Occupier	Payescape Ltd
Pointer Address	Upper Floors 18-20 Church Street Ballymoney BT53 6DL
List Description	Offices
8 th List NAV	N/A
8 th List NAV revised to	£35,900 OT
Date property Inspected	10/03/2021 (inspection limited due to Covid-19 restrictions)
Person Interviewed	[REDACTED]
Tenure	[REDACTED]
Lease 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

The subject comprises of the upper floors of the former Dunnes Stores building, located on Church Street, Ballymoney. The property is of traditional brick/block construction with slate roof, built in c.1950. The building has recently undergone restructuring and renovation works to provide a separate entrance to the upper floors. The upper floors are now used as office accommodation. A separate retail unit has been provided on the ground floor which I will raise a case to value. The applicant requested that photographs were not taken of the interior of the building.



Exterior of property



Location map

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, [REDACTED] (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. [REDACTED] highlighted that an additional stairwell had been added, to serve the 2nd floor of 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 [REDACTED] (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 1st 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).

Comments on Tone

Offices in this section of Church Street are set at £50psm.

Comparable

30A Church Street, Ward, Ballymoney North, PID 1069398, NAV £3,100 OT

Line	Bk No.	Zone	Fat	Year	Desc/Use	Quality	Repair	Floor	Access	Units	Type	Rate	Total	Distinguishment
NT	Block 1	Penay	<input type="checkbox"/>	1910	OFF	5Q	AV	01F	GS	33.30	M2	50.00	£1,665	01
NT	Block 3	Penay	<input type="checkbox"/>	1910	STO	5Q	AV	01F	GS	1.40	M2	50.00	£70	01
NT	Block 5	Penay	<input type="checkbox"/>	1910	KITCH	5Q	AV	02F	GS	4.60	M2	37.50	£180	01
NT	Block 7	Penay	<input type="checkbox"/>	1910	OFF	5Q	AV	02F	GS	31.80	M2	37.50	£1,193	01

Property situated in close proximity to subject, but much smaller in size, former dwelling house.

13A Church Street, Ward, Ballymoney North, PID 568308, NAV £4,150 OT

Line	Bk No.	Zone	Fat	Year	Desc/Use	Quality	Repair	Floor	Access	Units	Type	Rate	Total	Distinguishment
NT	18 1370	Penay	<input type="checkbox"/>	1970	OFF	5Q	AV	01F	GS	83.00	M2	50.00	£4,150	01

First floor office suite situated in close proximity to subject, but smaller floor area.

5C Church Street, Ward, Ballymoney North, PID 927419, NAV £3,950 OT

Line	Bk No.	Zone	Fat	Year	Desc/Use	Quality	Repair	Floor	Access	Units	Type	Rate	Total	Distinguishment
NT	1-4,6,8	Penay	<input type="checkbox"/>	1925	SAL	5Q	AV	02F	GS	106.05	M2	37.50	£3,977	01

Second floor office situated in close proximity to subject, part of a former bank building.

16-20 High Street, Ward, Ballymoney North, PID 496043, NAV £24,900 OT

Line	Bk No.	Zone	Fat	Year	Desc/Use	Quality	Repair	Floor	Access	Units	Type	Rate	Total	Distinguishment
NT	1,3,4,6 and 7 (Street)	Penay	<input type="checkbox"/>	1970	STO	5Q	AV	GF	NA	51.59	M2	42.50	£2,221	01
NT	2 (Counter Area)	Penay	<input type="checkbox"/>	1970	RECON	5Q	AV	GF	NA	34.63	M2	42.50	£1,464	01
NT	5 (Waiting Room)	Penay	<input type="checkbox"/>	1970	OFF	5Q	AV	GF	NA	15.18	M2	42.50	£645	01
NT	8 and 9 (Offices)	Penay	<input type="checkbox"/>	1970	OFF	5Q	AV	01F	GS	31.20	M2	50.00	£1,560	01
NT	10 and 11	Penay	<input type="checkbox"/>	1970	KITCH	5Q	AV	01F	GS	35.91	M2	50.00	£1,796	01
NT	12 and 13 (Waiting Room)	Penay	<input type="checkbox"/>	1970	STO	5Q	AV	GF	NA	307.05	M2	42.50	£13,041	01
AD	14 (Garage)	Penay	<input type="checkbox"/>	1970	GARG	5Q	VP	GF	NA	87.87	M2	26.56	£2,334	01

Royal Mail sorting office located on High Street, further from subject than the above properties, but still in close proximity.

25-27 High Street, Ward, Ballymoney North, PID 568473, NAV £15,700 OT

Line	Bk No.	Zone	Fat	Year	Desc/Use	Quality	Repair	Floor	Access	Units	Type	Rate	Total	Distinguishment
NT	1-8	Penay	<input type="checkbox"/>	1925	OFF	5Q	AV	GF	NA	114.45	M2	62.50	£7,153	01
NT	9-15	Penay	<input type="checkbox"/>	1925	OFF	5Q	AV	01F	GS	126.30	M2	50.00	£6,315	01
NT	16-22 Office & Store	Penay	<input type="checkbox"/>	1925	OFF	5Q	AV	02F	GS	73.80	M2	37.50	£2,760	01

Office building located on High Street, in close proximity to subject.

Appendix 1

Based on the above comparables I propose to apply a rate of £82.50 psm to the reception area on the ground floor, with a rate of £55.00 psm to the first floor (uplift on rate for provision of a lift). As the lift only serves the first floor I have applied a rate of £37.50 psm to the second floor which I feel is in tone with the street and the locality.

Proposed Valuation

Block(s)	Use	Area	£/m ²	Total	Discount/Qualification	Comments
1	Reception (GF)	68.3 m ²	£82.50	£4,268	DT	
3	Store (GF)	11.3 m ²	£62.50	£708	DT	
B & 6	Office (51F)	471.5 m ²	£55.00	£26,032	DT	
16-20	Office (52F)	60.9 m ²	£37.50	£2,283	DT	
21	Canteen (52F)	73.7 m ²	£37.50	£2,763	DT	
Total(s)				£38,054	(4)	

Applicant appeared satisfied with this outcome.

Recommendation

1. Fix NAV and enter @ £35,900 OT
2. Occupier: Payescape Ltd.
3. Effective date: 01/10/2020
4. Register case to value ground floor retail unit.

Certificate Comment

"Offices valued. Effective date for rating purposes will be 1st October 2020."

Valuer name and grade	[REDACTED]
	Valuer II
	I confirm that I have no conflict of interest in dealing with this revision of the Valuation List.
Date	23/03/2021

CASE1: Case

File Edit View Data Tools Link Reports Window Help

Registration No. 0018652 - 0 Created [Redacted]

*Event Category Rating

*Case Type Extended Application for List Revision

*Sub Type New Heredimony - Non Domestic

Classification [Redacted]

*Application Date 03/11/2020

*Receipt Date 03/11/2020

Registration Date 03/11/2020

*Client Type Land & Property Services

Client Sub Type RCA

*Client LPS North Western Regional Offices

Instructions Property revalued and requires a revaluation

Comment Offices Valued

1. Fax NAV and enter @ E35,800 OT
2. Occupier Poyescope Ltd.
3. Effective date: 01/10/2020
4. Register case to value ground floor retail unit.

Val List 8

*Projected Start Date 03/11/2020

Projected Completion Date 01/05/2021

Date Closed 29/03/2021

*Status Case Closed

ABBACUS Revision Request - ID: [Redacted] Reason: [Redacted]

List Leakage Case [Redacted]

Non-List Leakage Case Reason [Redacted]

Project ODI Form Issued

Certificate ODI Form Received

Require Approval Out For Mobile Sketch Tool

Householder Letter Sent RTC Case

Transaction Inspection

Building Control | Completion Notice Information | MST Attachments

Details Result Set Property Interested Parties Time Recording Stages Certificate Details Project Details Comparables Attachment Audit Comparables Search

User [Redacted] Creation Date 29/03/2021 10:05:49

Pre-Defined Comments

Manual Certificate Comments

Offices valued. Effective date for rating purposes will be 1st October 2020.

Ready V 1327496 02 March 2023 11:38:32 1/1 (0M)

Type here to search

DRAFT 9th VALUATION LIST

PROPERTY: Property

File Edit View Data Tools Links Reports Window Help

Property ID 108506

UPRN 160762719

*Primary Class Offices (Includes Banks and Post Offices)

Sub Class Commercial Office

Type Conventional

*District Causeway Coast and Glen Borough Council

*Ward Ballymoney North

OH District Ballymoney Borough Council

OH Ward Glen

Property Flag [Redacted]

Desc in Val List Offices

Capital Value Non-EX [Redacted]

Capital Value EX [Redacted]

Other Classes No

Total NAV £25,900

*Address UPPER FLOORS 18-20 Church Street Glenties Ballymoney Antrim

Previous Address [Redacted]

Val List 5

Adjustments [Redacted]

Value Review Accepted

Ground Floor VL Size 7590

Internal VL Size 365.700

618/201 Internal VL Size [Redacted]

Ant. 31 (S) [Redacted]

All Val Lines Reviewed for Reval

Approved for Reval

Occupier Unknown

Online Form Of Return Submitted

Data Retention details

Updated From Partner

RAIQ 2023 Form Submitted

RAIQ 2023 Form Submitted

Plant And Machinery

Result Set | Interested Parties | Services | Neighbourhood | **Property Data** | Machinery | Val Items | Summary | Cases | Notes | List Entry | Dimensions | Spotlight Comps | Transaction | Attachment | Audit | Notes | Puts | Filing Stations | Assets Summary Screen | Rating Summary Screen | Tone AVM | Comparables Search

Property Data

Prod	ID	Class	Sub Class	Type
1	252	Commercial Office	Conventional	

Allowances

PPF	Desc	Amount	Distinguisher	See Notes

VAL Line Summary

ID	PPF	Line	SR No.	Core	False Zero	Yes	Desc/Use	Quals	Segal	Floor	Access	Units	Type	Rate	Total	Distinguisher
1	NT	Block 1	Primary				1990	REC/N	5.0	AV	BF	NA	48.50 M2	6270	14,269	OT
2	NT	Block 3	Primary				1990	STO	5.0	AV	BF	NA	11.50 M2	6250	1706	OT
3	NT	Block 5/6	Primary				1990	OFF	5.0	AV	BF	LF	471.50 M2	5500	625,933	OT
4	NT	Block 19-20	Primary				1990	OFF	5.0	AV	EP	BS	60.90 M2	3750	12,284	OT
5	NT	Block 21	Primary				1990	GANTN	5.0	AV	EP	BS	73.71 M2	3750	12,764	OT

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? **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.