

**MINUTES OF SPECIAL MEETING OF ROSCOMMON COUNTY COUNCIL HELD IN COUNCIL CHAMBER, ÁRAS AN CHONTAE, ROSCOMMON, ON MONDAY 22<sup>ND</sup> FEBRUARY, 2016 AT 11.00A.M.**

**PRESENT** Councillor Paddy Kilduff, Cathaoirleach **PRESIDED**

**MEMBERS:** Cllr. V. Byrne Cllr. N. Dineen Cllr. L. Fallon Cllr. P. Fitzmaurice  
Cllr. J. Cummins Cllr. M. Mulligan Cllr. K. Shanagher Cllr. T. Ward  
Cllr. O. Leyden

**OFFICIALS:** Mr. Eugene Cummins, Chief Executive  
Mr. Derek Caldbeck, A/Head of Finance  
Ms. Patricia Bohan, Meetings Administrator

Cathaoirleach Paddy Kilduff welcomed Mr. Patrick Conroy from the Valuation Office to the meeting to outline to the members the National Revaluation Programme.

**National Revaluation Programme**

Mr. Patrick Conroy, Valuation Office outlined the following to the members:

- No nationwide revaluation carried out for many years
- Revaluation process has commenced in Co. Roscommon via direct assessment
- Properties will be revalued every 5-10 years
- Valuation date of 30<sup>th</sup> October 2015
- No appeals process
- New valuation list to be published in late 2017
- Each rate payer has 28 days to respond
- 5% of depreciated replacement cost represents the rateable valuation for premises not previously valued such as clubhouses
- Proposed valuation certificates will be issued to ratepayers by the Valuation Manager – the ratepayer will have 40 days to lodge a representation
- Final valuation certificates will be issued in late 2017

The members raised the following issues:

- Short timeframe of 28 days for return of forms – extension of time required
- Ratepayers are confused – there should have been a media campaign to inform the ratepayers
- Many properties with nil rental income
- Query how car spaces will be valued
- Difficult to assess rental value of some family owned and rural businesses
- Town centres are no longer seen as high value areas
- How will leisure facilities and businesses with large function rooms which are not fully utilised be assessed?
- Each town should be looked at individually
- Why is there a separate form for vintners?
- Should be a different approach used for properties in rural Ireland

On the **PROPOSAL** of Councillor Cummins  
**SECONDED** by Councillor Leyden

It was **AGREED** that the deadline of 28 days in returning of forms should not be imposed until ratepayers are fully informed about the process.

Mr. Patrick Conroy, Valuations Office responded to the queries raised as follows:

- Media campaign to commence next week
- Link between Revenue Commissioners and Valuation Office in terms of leases for new properties
- Volume of trade/turnover represents the valuation of business
- Will examine audited accounts and rental transactions of the business
- Main Street locations may hold their value better than satellite locations
- The issue of car spaces will need to be examined based on if people are willing to pay more for a property with car spaces rather than one without.
- Revaluation process will take into account issues such as bypass, out of town trading and online trading
- Local authority only charge rates on licensed are of a clubhouse
- Lower rate per sq. Metre is applied to leisure facilities than that of another property.

**This concluded the business of the meeting.**

The foregoing Minutes are  
Confirmed and Signed:

\_\_\_\_\_  
Meetings Administrator

\_\_\_\_\_  
Cathaoirleach

\_\_\_\_\_  
Countersigned