



CASE STUDY - RATING CONSULTANCY

CLYDEPORT

Dunlop Heywood provides rating consultancy services to Clydeport and its subsidiary Ardrossan Harbour. Settlement of the 2017 valuation roll appeal was achieved prior to the Lands Tribunal Scotland hearing producing over £3.4 million in savings throughout the life of the valuation roll and averting costly legal action.



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Clydeport is a strategic network of ports along the Firth of Clyde including King George V Dock, Inchgreen Dry Dock, Rothesay Dock, Greenock Ocean Terminal and the former Hunterston Coal Terminal. It is also the controlling Port Authority for 450 square miles of the River Clyde.

Following the introduction of the 2017 valuation roll an appeal was submitted to address the rating valuation of the harbour following the closure and demolition of the Hunterston Coal Terminal. The appellant's position was that the closure and demolition of the terminal was a relevant material change in circumstances.

The outcome of the appeal was that the Assessor accepted that a material change of circumstances had occurred. The appeal was resolved with agreement that the assessment be reduced from net annual value £1,800,000 to net annual value £475,000 with effect from 1st April 2018. That agreement was reached following adjustment in the valuation made for the loss of Hunterston's revenues and the reduction in costs associated with those activities.

Key achievements are:

- Settlement of the outstanding appeal prior to the Lands Tribunal Scotland hearing
- Savings across the 2017 valuation roll in excess of £3.4 million