



The Scottish Parliament
Pàrlamaid na h-Alba

**POW OF INCHAFFRAY DRAINAGE COMMISSION (SCOTLAND) BILL
COMMITTEE**

AGENDA

3rd Meeting, 2018 (Session 5)

Wednesday 9 May 2018

The Committee will meet at 10.00 am in the Sir Alexander Fleming Room (CR3).

1. **Pow of Inchaffray Drainage Commission (Scotland) Bill:** The Committee will consider new land plans, and an accompanying explanatory report, submitted by the promoters of the Bill.

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Clerk to the Pow of Inchaffray Drainage Commission (Scotland) Bill Committee
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The papers for this meeting are as follows—

Agenda item 1

Clerk's Cover Note

POI/S5/18/3/1

Pow of Inchaffray Drainage Commission (Scotland) Bill Committee

3rd Meeting, 2018 (Session 5), 9 May 2018

Consideration Stage – phase one

Background

1. The Committee published its Preliminary Stage report on 3 November 2017.¹ This report was debated during the Preliminary Stage debate held in the Parliament on 16 November 2017.² The Parliament agreed to the general principles of the Pow of Inchaffray Drainage Commission (Scotland) Bill and that it should proceed as a Private Bill. The Bill therefore has proceeded to Consideration Stage.

2. The purpose of Consideration Stage is to consider the detail of the Bill. In this instance, the Stage will consist of two distinct phases. The first phase includes the Committee meeting in a quasi-judicial capacity to consider and dispose of the objections, as well as a consideration of the further evidence submitted to the Committee, and the second phase will see the Committee meeting in a legislative capacity to consider and dispose of any amendments lodged to the Bill and to consider each section, schedule, and the Long Title of the Bill.

3. Once Consideration Stage has been completed the Bill will proceed to Final Stage, which consists of the Parliament considering any further amendments lodged and then deciding whether to pass the Bill.

Phase one – evidence

4. During phase one of Consideration Stage to date, the Committee has received numerous written submissions³. One batch of submissions, from an individual (Peter Symon), raised the issue of potential inaccuracies in the land plans submitted by the promoters to the Parliament when the Bill was introduced, and which are published on the Parliament's website. These plans fundamentally underpin the Bill by showing the benefited land, and therefore who should pay towards the upkeep of the Pow, and it is therefore critical that they are as accurate as possible.

¹ Pow of Inchaffray Drainage Commission (Scotland) Bill Committee (2017). Preliminary Stage report. Available at:

<https://digitalpublications.parliament.scot/Committees/Report/POI/2017/11/3/Pow-of-Inchaffray-Drainage-Commission--Scotland--Bill---Preliminary-Stage-Report#>

² Scottish Parliament. Official Report, 16 November 2017. Pow of Inchaffray Drainage Commission (Scotland) Bill Preliminary Stage debate. Available at:

<http://www.scottish.parliament.uk/parliamentarybusiness/report.aspx?r=11196&i=102063>.

³ Pow of Inchaffray Drainage Commission (Scotland) Bill Committee. Written submissions at Consideration Stage. Available at:

<http://www.parliament.scot/parliamentarybusiness/CurrentCommittees/104907.aspx>.

5. The Committee took oral evidence from the promoters of the Bill on the new submissions on 24 January 2018⁴. At that meeting the promoters acknowledged that the land plans submitted by them when the Bill was lodged are not accurate, as they were not aware (until highlighted by Peter Symon) that a land plan from 1848, a Book of Reference and Estimate of Expense dated 1847, and an Estimate of Increased Value dated 1851, were in the public domain. The Commissioners agreed to write to the Committee after the meeting with information about how it proposed to proceed.

6. That information (which included a note of a meeting with the Association of Drainage Authorities; a memo from Savills re an 1851 Map (actually from 1850); and the Minutes of a Commissioners' Meeting held on 5 February 2018) was received on 21 February 2018⁵.

7. The Committee met on 7 March 2018 to consider the submission and—

- noted the promoter's intentions to commission Savills to redraw the land plans;
- agreed to invite the promoters to submit an explanatory report, as set out in Committee Paper POI/S5/18/2/1, alongside the new plans;
- agreed to invite the promoters to submit the new plans and explanatory report by 6 April 2018 if possible;
- agreed that the issue of whether the Dollerie lands should continue to be exempted is a matter for the promoters to decide;
- welcomed the promoter's willingness for the Bill to be amended to allow for three Balgowan section Commissioners; and
- noted the promoter's intention to use RPI to index-link the annual budget for the purposes of an individual right to appeal an annual budget in excess of £60,000.

Explanatory report and new land plans

8. An explanatory report was submitted to the Committee on 2 May 2018⁶ and can be seen at Annexe A. It includes new individual sectional land plans; an overall land plan comparing the old and new plans; and two new indicative schedules of heritors (one based on calculation by plot size, as per the Bill, and one based on a suggested calculation based on five times the footprint of a property)). A letter from Hugh Grierson, Pow Commissioner, to the Clerk of

⁴ Pow of Inchaffray Drainage Commission (Scotland) Bill. *Official Report, 24 January 2018*. Available at: <http://www.scottish.parliament.uk/parliamentarybusiness/report.aspx?r=11333>.

⁵ Written submissions, available at:

<http://www.scottish.parliament.uk/parliamentarybusiness/CurrentCommittees/104907.aspx>.

⁶ Explanatory report, including new land plans, comparable overall land plan and new schedules of heritors, available at:

the Committee, giving some further explanation, was sent on 3 May 2018 and can be seen at Annexe B.

9. As requested by the Committee, the Explanatory Report—

- outlines the methodology and documents used by the Commission in preparing the new plans;
- sets out the outcome and consequences of the process;
- explains the impact on current and new heritors;
- sets out how heritors, old and new, will be informed about, and consulted on, the implications of the new plans; and
- includes a list of all the agricultural, residential and commercial heritors as per the new plans, and gives an indication of how the new plans would affect individual assessments.

10. The report shows that, as a result of the new land plans, the overall acreage of the benefited land has increased from 1,951 acres to 2,047 acres, an increase of 96 acres. As a result, there are now a total of 102 properties liable for assessments: 79 residential properties (compared to 75 under the old plans), two commercial properties (no change), and 21 agricultural properties (compared to 29 under the old plans). The total number of heritors has increased by five.

11. In terms of residential assessments, there is one previously identified residential property that is no longer included and five new residential properties liable for assessment, three of which are owned by new heritors.

12. There are two new agricultural assessments (and heritors), one of which is the owner of the previously discussed land at Dollerie, which the Commission has decided to now include in the assessments. The reason for there being fewer agricultural assessments than previously indicated to the Committee is that the Commissioners have decided to amalgamate holdings that are owned by the same owner. So, for example, a single owner/heritor who previously paid three assessments for different holdings will now pay one single assessment covering all holdings owned.

13. The report also confirms that the assessments for all existing residential heritors apart from one decrease as a result of the new plans. However, one residential property, Inchaffray Abbey, sees a substantial increase in annual assessment from £276.05 to £1,378.69 (based on plot size calculation). The report explains that—

“This is due to the calculation being based on the plot size, which for Inchaffray Abbey is very large (2.81ac). The original assessment

discounted this plot size but when following the methodology detailed above there was found to be minimal justification for this action.”

14. However, using the alternative potential method of calculation suggested during scrutiny of the Bill by the Commission, of five times the footprint of the building, there would be a reduction in the assessment for Inchaffray Abbey from £276 to £162. However, as previously noted by the Committee, using such a calculation method would result in a majority of assessments increasing and only a minority decreasing.

15. The report also confirms that the overall residential and commercial contribution increases from £7,166 to £7,614 (an average increase of £5.68 per heritor) whereas the overall agricultural contribution decreases very marginally, by £5, from £12,087 to £12,082 (an average increase of £0.22 per heritor).

16. The report sets out how the Commissioners intend to notify and consult those affected. It states that the Commission plans to—

- write to all new heritors individually inviting them to a public meeting to be held in the Gask Hall to update them on the progress of the Bill including in particular the revising of the land plan resulting in the inclusion of 5 "new" heritors and the increase of benefitted land by 96 acres. This letter would also include the Annex and Tables 1 and 2 (worked examples) in the Consultation Paper updated to take into account the consequences of the plan having been revised;
- notify the owner of Old Crossing House that it is proposed to remove this property from inclusion as a benefitted property;
- write to each of the new heritors explaining the background to the Bill and the reason for the proposal that they now be included as heritors, enclosing a copy of the Consultation Paper and the updated Annex and Tables as previously mentioned, signposting the Parliament's website, and inviting them to the public meeting. Comment and objections would be invited. These letters could also make reference to the proposed timetable for the Committee including a new 2 month period for objections.

17. The Committee may wish to consider whether, in its view, it is appropriate for only “new” heritors to be contacted and invited to the planned public meeting, rather than all heritors (agricultural, residential and commercial), given that the new plans affect all heritors in some way (however, note that this is ultimately for the Commission to determine at this stage in the process, before any formal objection period which may follow).

18. The Committee may also wish to consider advising the Commission on any references it makes in communications to heritors to the Committee, its timetable, and the process of its remaining Consideration Stage scrutiny (including confirming that the length of any formal future objection period will be for the Committee to decide).

Phase one - objections

19. During its Preliminary Stage scrutiny the Committee considered the three objections (made by Gareth Bruce, Mr and Mrs Bijum and Tom Davies)⁷ which had been lodged, and agreed not to reject any of them.

20. Accordingly, the first phase of Consideration Stage included taking evidence on the objections in a quasi-judicial setting (which took place on 13 December 2017⁸). The promoters made a written submission⁹ ahead of the meeting, and circulated and referred to a pack of papers¹⁰ during the meeting.

21. Following the meeting, the Committee contacted the promoters and Scottish Water to ask for clarification on various matters. The responses can be found online¹¹.

22. On 24 January 2018 the Committee agreed to defer further consideration and disposal of the objections until the land plans issue was suitably resolved. Now that the new plans have been submitted, the Committee plans to consider the objections on 23 May 2018.

Phase two - amendments and detailed consideration of the Bill

23. The Committee will proceed to phase two of Consideration Stage (the consideration of any amendments and detailed consideration of the Bill) when the objections to the Bill have been further considered and disposed of. The Committee has agreed to publish a report to detail its phase one Consideration Stage deliberations.

⁷ The three objections made to the Bill are available at:

<http://www.scottish.parliament.uk/parliamentarybusiness/CurrentCommittees/104909.aspx>.

⁸ Pow of Inchaffray Drainage Commission (Scotland) Bill Committee. Official Report, 13 December 2017. Available at:

<http://www.parliament.scot/parliamentarybusiness/report.aspx?r=11267>.

⁹ Written submission at Consideration Stage by Anderson Strathern on behalf of the Pow of Inchaffray Commissioners. Available at:

http://www.scottish.parliament.uk/S5PrivateBillsProposals/Letter_from_Promoters_6_December_2017.pdf.

¹⁰ Papers referred to by the promoters at the Pow of Inchaffray Drainage Commission (Scotland) Bill Committee meeting on 13 December 2017. Available at:

[http://www.scottish.parliament.uk/Pow%20of%20Inchaffray%20Drainage%20Commission%20\(Scotland\)%20Bill/20171213_Promoters_Papers.pdf](http://www.scottish.parliament.uk/Pow%20of%20Inchaffray%20Drainage%20Commission%20(Scotland)%20Bill/20171213_Promoters_Papers.pdf).

¹¹ Pow of Inchaffray Drainage Commission (Scotland) Bill Committee. Written submissions at Consideration Stage. Available at:

<http://www.parliament.scot/parliamentarybusiness/CurrentCommittees/104907.aspx>.

24. Following the consideration and disposal of the three objections, members of the Committee will be able to lodge amendments to the Bill, and a deadline will be set (see below). More information relating to phase two of Consideration Stage can be found in paper POI/S5/17/6/1¹².

Remaining provisional Consideration Stage timetable

9 May Consideration of the new land plans and accompanying explanatory report.

23 May Consideration and disposal of the three objections;

Consideration and agreement of a Consideration Stage report.

The Bill would then be open for amendments with a provisional deadline for lodging of Monday 18 June 2018

20 June Consideration of whether any amendments lodged adversely affect private interests and, if so, pass the merits test*.

The Parliament is in recess from 30 June – 2 September

12 September Evidence from any objectors to particular amendments (should the Committee have determined that any amendments lodged adversely affect private interests and, if so, pass the merits test and have set an objection period for those amendments).

26 September Consideration and disposal of any objections lodged to particular amendments.

The Parliament is in recess from 6-21 October

24 October Consideration of any amendments and consideration of the sections, schedules and Long Title of the Bill.

**the merits test involves the Committee determining whether the amendments have (in the Committee’s opinion) “sufficient merit that there is a possibility of their being agreed to after further scrutiny” (Rule 9A.9.7C of the Parliament’s Standing Orders).*

¹² Pow of Inchaffray Drainage Commission (Scotland) Bill Committee meeting on 22 November 2017. Paper POI/S5/17/6/1. Available at: http://www.scottish.parliament.uk/S5PrivateBillsProposals/20171122_Public_Pack.pdf.

**Clerk
Pow of Inchaffray Drainage Commission (Scotland) Bill**

Annexe A

Explanatory Report from Savills on behalf of the Pow of Inchaffray Commissioners, submitted on 3 May 2018, including—

- **Appendix A (land plans)**
- **Appendix B (overall land plan comparing old and new plans)**
- **Appendix C (new schedule of heritors based on plot size) and**
- **Appendix D (new schedule of heritors based on five times the footprint of residential property)**

Annexe B

Letter from Hugh Grierson, Commissioner, to the Clerk of the Committee, dated 3 May 2018

In preparing the revised Land Plans Savills have relied on overlaying maps to establish more accurately where the limits of the benefited area are.

There were several instances where mapping alone were not enough to prepare the Land Plans and Jonny Willett required the Commissioners to give him guidance.

In this letter I would like to explain to the Committee the decisions made and their effect on potential heritors.

1. Land at Millhills. The 1850 Plan shows a field marked no 267. In the Book of Reference it states that field 267 is benefited but 1/267 is not. However, the plans show two parcels identified as '267' and none identified as '1/267'. The Commissioners tried dividing the land parcel by various methods but none seemed sensible. They also tried subtracting arbitrary areas to leave the right area benefited but this could have implications for future development. Eventually they instructed Savills to mark all the land in the land parcel as benefited, as shown in the 1850 Plan.
2. Land at Dollerie. Savills had determined the area of benefited land on what was Dollerie Estate. This land had been marked as benefited in the 1850 Plan but has never paid an Assessment. It was not included in the previous schedule supplied to Parliament. Savills needed to know whether the Commission wished to include them in the revised payment schedule.

The Commissioners had previously wished to follow the 1846 Act and exclude this land from payment. However when the Commissioners saw where the parcels were they changed their minds. The Commissioners had been persuaded by the argument that the lands benefited very little from the Pow as they were below the Dollerie bridge. In fact some of the land was found to be above the bridge. The Commissioners decided to propose that the land at Dollerie is assessed for payment.

3. Houses at Nethermains of Gorthy. Savills' mapping showed that three houses at Nethermains of Gorthy had been built on benefited land

however they were not included in the plans previously submitted to Parliament. The 1850 plan shows that the field below the houses is benefited and shows one house over the fence is not on benefited land. However there are now 4 houses in a cluster with a fence around. In the plans previously submitted to parliament we drew the benefited land up to the edge of the field and excluded the cluster of houses. Overlaying the maps showed that the fence line has moved. The old fence used to run between the old house and the three new houses therefore the new houses were built on what used to be the field and are on benefitted land. The Commissioners instructed Savills to mark the new houses as on benefited land and include them in the payment schedule.

4. The Old Crossings House at Balgowan. This was included in the plans submitted to Parliament. The 1850 Plan shows a small area of field as benefited and an area of woodland that is not. However the woodland and fence that marked the boundary have gone. Several other features have changed and it is hard to determine the old boundary on the ground. In the plan previously submitted to parliament it was assumed that the boundary would be just behind the house as the house is at a similar level to the benefited land around it. However the map overlay determined that the house is built on land just outside the benefited area. The Commissioners instructed Savills to show the house as not on benefited land and remove it from the Schedule.
5. Pumping Station. The pumping station at Williamstone had previously been shown as agricultural land but is in fact an industrial site. The Commissioners instructed Savills to alter the payment schedule so that they paid the commercial rate.

Pow of Inchaffray Drainage Commission (Scotland) Bill

Explanatory Report to the Pow of Inchaffray
Drainage Commission (Scotland) Bill Committee

Pow of Inchaffray Drainage Commission

Explanatory Report to the Pow of Inchaffray Drainage Commission (Scotland) Bill Committee



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POW OF INCHAFFRAY DRAINAGE COMMISSION (SCOTLAND) BILL COMMITTEE

CONVENER

Tom Arthur (Renfrewshire South) (SNP)

COMMITTEE MEMBERS

Mary Fee (West Scotland) (Lab) Alison Harris (Central Scotland) (Con)

CLERK TO THE COMMITTEE

Nick Hawthorne

New Land Plans Methodology

Introduction

Following the meeting of the Pow of Inchaffray Drainage Commission (Scotland) Bill Committee (“Committee”) on 7 March 2018 the Committee noted the Promoter’s intention to commission Savills to redraw the land plans for the Bill, and agreed to invite the Promoter to submit an explanatory report, as set out in Committee Paper POI/S5/18/2/1, alongside the new land plans.

The new land plans aim to replicate as far as is reasonably practicable, the boundary of benefitted land as identified on the 1850 plan which was drawn up in terms of section XLIV of the Pow of Inchaffray Drainage Act 1846 (“1846 Act”). The 1850 plan was prepared following completion of the works authorised by the 1846 Act to improve the Pow and its side ditches when the beneficial effects of the works to the adjacent land could be determined and recorded.

The 1850 plan was the final version of three plans prepared under the 1846 Act. The first plan prepared in 1846 plan showed the works to be carried out and also surveyed the land which might potentially benefit. The 1846 plan was accompanied by a Book of Reference dated 1847. The estimated benefitted area is shown on the 1850 plan as numbered parcels of land. The numbers are linked to a schedule of areas contained in the Book of Reference also authorised by the 1846 Act. The Book of Reference details the estimate of the increased value of the lands benefitted by the works executed under the 1846 Act. The book details the parcel reference number, name of owner, measurement of affected land, rate per acre and an increased value. This information was the basis for apportioning the budgeted cost of the work among the heritors.

The 1848 plan was a copy of the 1846 plan prepared on completion of the works to identify the land which had benefitted from the works.

The final 1850 plan is in effect a fair copy of the 1848 plan which omits details of the works and simply shows the benefitted land. The 1850 plan is docketed (fig.1) by the surveyor and the then chairman of the commissioners as the definitive plan. The 1850 plan is accompanied by the 1851 Book of Reference which comprises a schedule of all the numbered parcels of land on the 1850 plan with the increased annual value due to the works.

In order to complete the process of replicating the area of land benefitted as defined by the 1850 plan, we have utilised three methods:

- Geo-referencing,
- Visual comparison, and,
- Cross-reference with the Book of Reference (1851).

Pow of Inchaffray Drainage Commission

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Fig. 1 Docket on the 1850 plan

Geo-referencing

Geo-referencing is a way of spatially enabling historic maps so that they can be overlaid and combined with modern mapping data to allow visualisation, comparison, analysis and searching.

Geo-referencing of historical map images involves assigning spatial information so that they align with real world geography. The essential process typically consists of adding control points to an historic map that have a real-world location; once there are sufficient control points, the historic map can be transformed so that it correctly aligns with geographic reality. The choice of coordinate system, the type of transformation method, and the method of resampling pixels in the image will all affect the end result.

Whilst geo-referencing is one of our chosen methods, there are a number of challenges in relation to this process:

- The historical map, in this case the 1850 plan, pre-dates the first Ordnance Survey maps
- The 1850 plan is a scanned copy of an original document. This results in minor distortions.
- There are a reduced number of spatial relationships between the historical data and the modern data
- All maps have inherent position errors, which depend on the methods used in the construction the map



Fig. 2 Overlaid georeferenced 1850 plan

Visual Comparison

Following the geo-referencing process, a visual 'sense check' was completed to ensure no obvious errors were evident. This included the 'stretching' of the boundaries where obvious errors had occurred. As there is a slight deviation in the boundaries of a geo-referenced plan, in rare instances it is deemed appropriate for a boundary line to be 'stretched' to fit in with the modern data. This can be seen below in Figure 3 which shows the red line as per a direct copy of the 1850 plan deviating slightly from the modern boundary shown in grey. In this instance, we would consider 'stretching' the red line boundary to follow the route of the modern data.

When visual comparison and sense checking has been necessary to determine the boundary of the benefitted land, the process has been assisted by the meticulous research carried out by Peter Symon to arrive at the best fit of the 1850 plan and the 1851 Book of Reference with modern digital OS map data.

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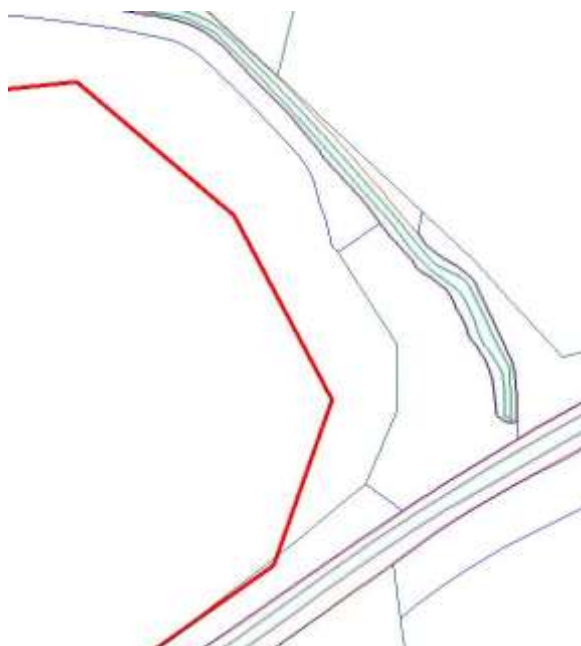


Fig. 3 'Stretching' of data

Cross-reference with the Book of Reference

As previously mentioned, the 1850 plan and the 1851 Book of Reference must be used in conjunction so as to identify as accurately or as is reasonably practicable the benefitted land.

The Book of Reference holds the area calculation and a monetary valuation of the area assessed as benefitted. This can be seen in Figure 4 below.

Number Plan	Reported Owners	Leases etc	Measurement of lands affected	Rate per Acre	Increased Annual Value
26	James Blair Cleland Esq	James Stewart	9833	2/ 8	197
27	"	"	8000	2/	10
28	"	"	4902	2/	99
29	"	"	3783	4/	151
30	"	"	600	4/	24

Fig. 4 Extract from the Book of Reference

The 1851 Book of Reference also detailed those parcels of land shown on the plan but not assessed to have benefitted. In cases such as these there was no monetary valuation placed in the 'Increased Annual Value' column. These parcels have been removed from the updated land plans so as to ensure they are viewed as 'unbenefitted' land.

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Explanatory Report to the Pow of Inchaffray Drainage Commission (Scotland) Bill Committee



Areas of Question

The process of transferring data from historical maps on to modern data is known to be difficult and does result in some areas of uncertainty. While it is acknowledged that there are variances and differences between the processes of mapping in the 1800s and current time, we consider that in our redrawing of the land plans we have identified benefitted land representing as close to the area of benefitted land shown on the 1850 plan as it is reasonably practicable to achieve.

In areas in uncertainty we sought to use all tools available to us to ascertain the best way to proceed. This included:

- Comparison of the area measurements as per the Book of Reference and areas taken from the modern OS map data
- Utilisation of historical mapping data available from the National Library of Scotland
- Advice from Counsel that buildings constructed pre-1846 would be outwith the benefitted land
- Site inspection
- Consideration of the map contours which have a strong relationship to the boundary of the benefitted area
- Review of satellite imagery
- Expert input from Mr Peter Symon.

Land at Dollerie

The 1850 plan shows land at Dollerie as being benefitted, however the 1847 Book of Reference records the agreement with Mr Murray, the then owner of Dollerie, that Dollerie would not contribute to the cost of the 1846 works or pay any subsequent assessment.

Following a request from the Committee, the continuance of this agreement under the present Bill was reviewed at the Commissioners' meeting on 7 March 2018 when it was decided that Dollerie should not continue to be exempt from the annual assessment.

The new land plans therefore include the benefitted land at Dollerie extending to 8.55 acres.

Sourcing of Data

The following documents were used to assist in the replication, as far as is reasonably practicable, of the boundary of benefitted land as per the 1850 plan:

- The Pow of Inchaffray Drainage Act 1846
- Plan of the lands to be benefitted by the drainage of the Pow and of the works proposed to be executed (1847)
- Book of Reference for drainage of the Pow of Inchaffray, Madderty, Perthshire (1847)
- Estimate of the increased value of drained lands at Pow of Inchaffray, Madderty, Perthshire (1851)
- Plan of lands benefitted by the drainage of Pow Affray under Pow of Inchaffray Drainage Act, 1846 (1850)

In addition to the above documents, reference was made to the documents available from the National Records of Scotland and the National Library of Scotland. This included:

- 1st edition 6 inch Ordnance Survey (1843 – 1882)
- 2nd edition 6 inch Ordnance Survey (1892 – 1960)
- 1st edition 25 inch Ordnance Survey (1855 – 1882)
- 2nd edition 25 inch Ordnance Survey (1892 – 1949)
- 1:25,000 Ordnance Survey

The Librarian at Innerpefferay Library carried out a search for other relevant documents but found none.

Outcome/Consequence of the New Land Plan and Impact of the New Land Plan on Heritors

A plan showing the redefined benefitted area overlaid on the plan originally submitted to the committee is located at **Appendix B**.

The consequences of the new plan and the impact it will have on the heritors can be measured in a number of ways, namely the area which is benefitted; the financial implications of the new land plan and whether any areas (and heritors) have been added or removed.

- The area of benefitted land has increased by 96 acres from 1,951 acres to 2,047 acres.
- There are five new residential properties, three of which are owned by new heritors.
- The Old Crossing House near Balgowan has been removed from the schedule of benefitted properties.
- There are two new agricultural heritors including the 8.58 acres of benefitted land at Dollerie.
- The overall change to financial assessments has been marginal.
 - Residential assessments now total £7,614 rather than the previous assessment of £7,166 (an average increase of £5.68 per heritor)
 - Agricultural assessments now total £12,082 rather than the previous assessment of £12,087 (an average increase of £0.22 per heritor).

New Residential Properties

The five new residential properties are as follows:

- 12 - Nethermains of Gorty Farmhouse (New Heritor)
- 13 - Centre Cottage (New Heritor)
- 14 - Burnside Cottage (New Heritor)
- 207 - Holiday Lodge, Millhills (Existing Heritor, Millhills Farms)
- 208 - Lodge House, Millhills (Existing Heritor, Millhills Farms)

Removed Residential Property

- 86 – The Old Crossing House

9 - Inchaffray Abbey

Appendix C – Schedule of Heritors (plot value) shows Inchaffray Abbey's assessment increase from £276 to £1,379. This is due to the calculation being based on the plot size, which for Inchaffray Abbey is very large (2.81ac). The original assessment discounted this plot size but when following the methodology detailed above there was found to be minimal justification for this action.

Appendix D – Schedule of Heritors (5x building footprint) shows the alternative assessment method which results in a reduction in the assessment for Inchaffray Abbey down from £276 to £162.

Pow of Inchaffray Drainage Commission

Explanatory Report to the Pow of Inchaffray Drainage Commission (Scotland) Bill Committee



New Agricultural Properties

The new agricultural properties are as follows:

- 1 – Tuckethill – 4.85 acres (£63.25)
- 2 – Dollerie – 8.58 acres (£35.75)

Heritor Engagement Methodology

The Commission would intend to write to all new heritors individually inviting them to a public meeting to be held in the Gask Hall to update them on the progress of the Bill including in particular the revising of the land plan resulting in the inclusion of 5 "new" heritors and the increase of benefitted land by 96 acres. This letter would also include the Annex and Tables 1 and 2 (worked examples) in the Consultation Paper updated to take into account the consequences of the plan having been revised.

The owner of Old Crossing House will also be notified that it is proposed to remove this property from inclusion as a benefitted property.

They also propose to write to each of the new heritors explaining the background to the Bill and the reason for the proposal that they now be included as heritors, enclosing a copy of the Consultation Paper and the updated Annex and Tables as previously mentioned, signposting the Parliament's website, and inviting them to the public meeting. Comment and objections would be invited.

These letters could also make reference to the proposed timetable for the Committee including a new 2 month period for objections.

Updated List of Heritors

Two versions of the updated list of heritors can be seen at **Appendix C & D**.

Version 1 (**Appendix C**) shows the calculation for residential heritors being based on their plot size.

Version 2 (**Appendix D**) shows the calculation for residential heritors being based on building footprint x 5.

The schedule of agricultural heritors has been simplified by merging multiple assessments payable by a single heritor.

New Land Plans

The New Land Plans are located at **Appendix A**.

These are organised into Sections which correspond to location of Commissioners.

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Appendix A

New Land Plan

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Explanatory Report to the Pow of Inchaffray Drainage Commission (Scotland) Bill Committee



Appendix B

Overlaid Original Plan v New Benefited Land

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Appendix C

Update Schedule of Heritors (plot value)

Pow of Inchaffray Drainage Commission

Explanatory Report to the Pow of Inchaffray Drainage Commission (Scotland) Bill Committee



Appendix D

Updated Schedule of Heritors (5x building footprint)

Lower Section Part 1 of 2

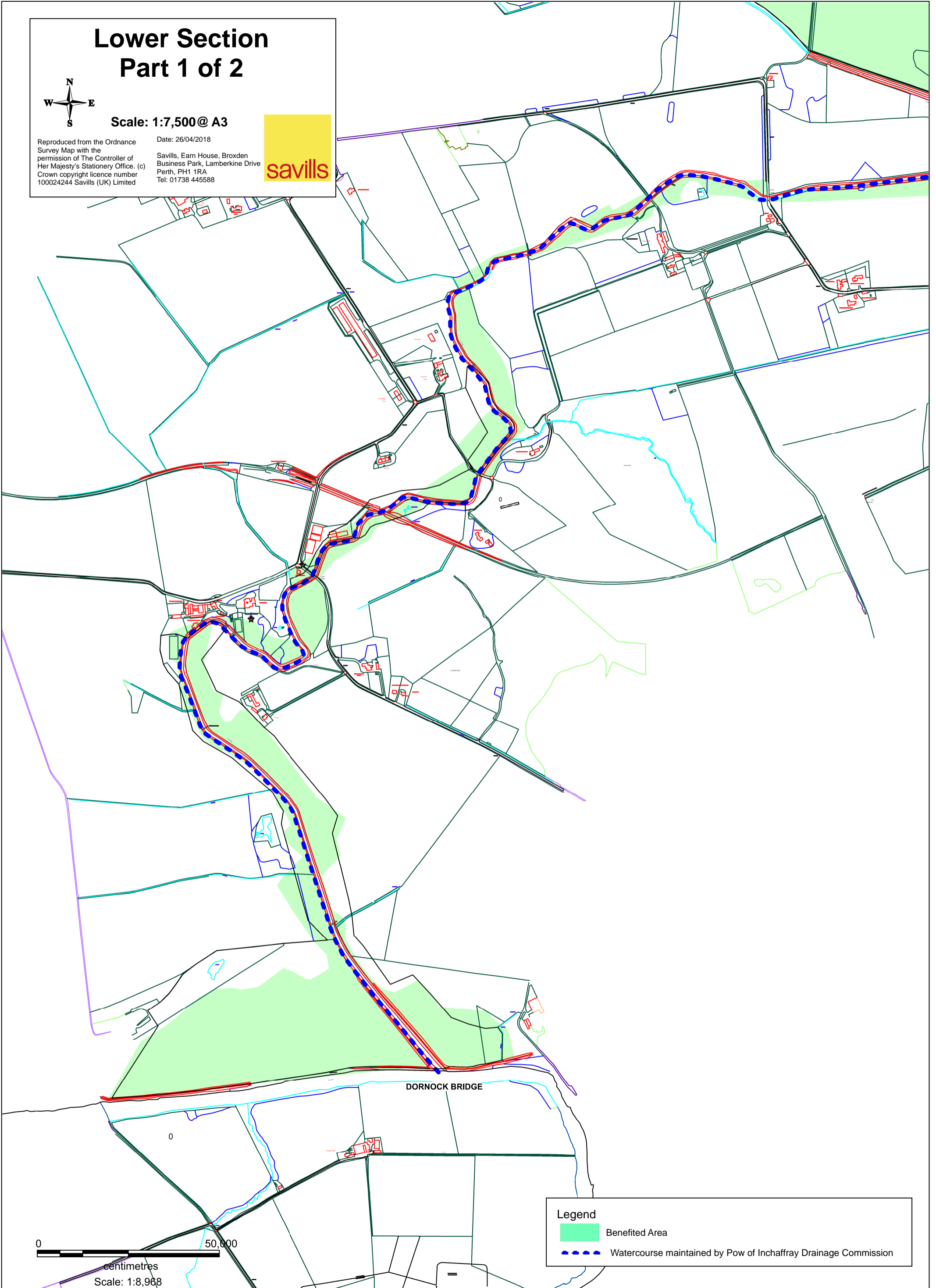


Scale: 1:7,500@ A3



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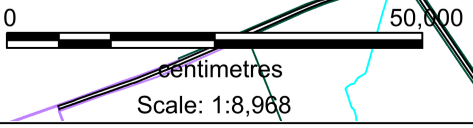
Date: 26/04/2018
Savills, Earn House, Broxden Business Park, Lamberkine Drive
Perth, PH1 1RA
Tel: 01738 445588

savills



Legend

-  Benefited Area
-  Watercourse maintained by Pow of Inchaffray Drainage Commission



Lower Section Part 2 of 2

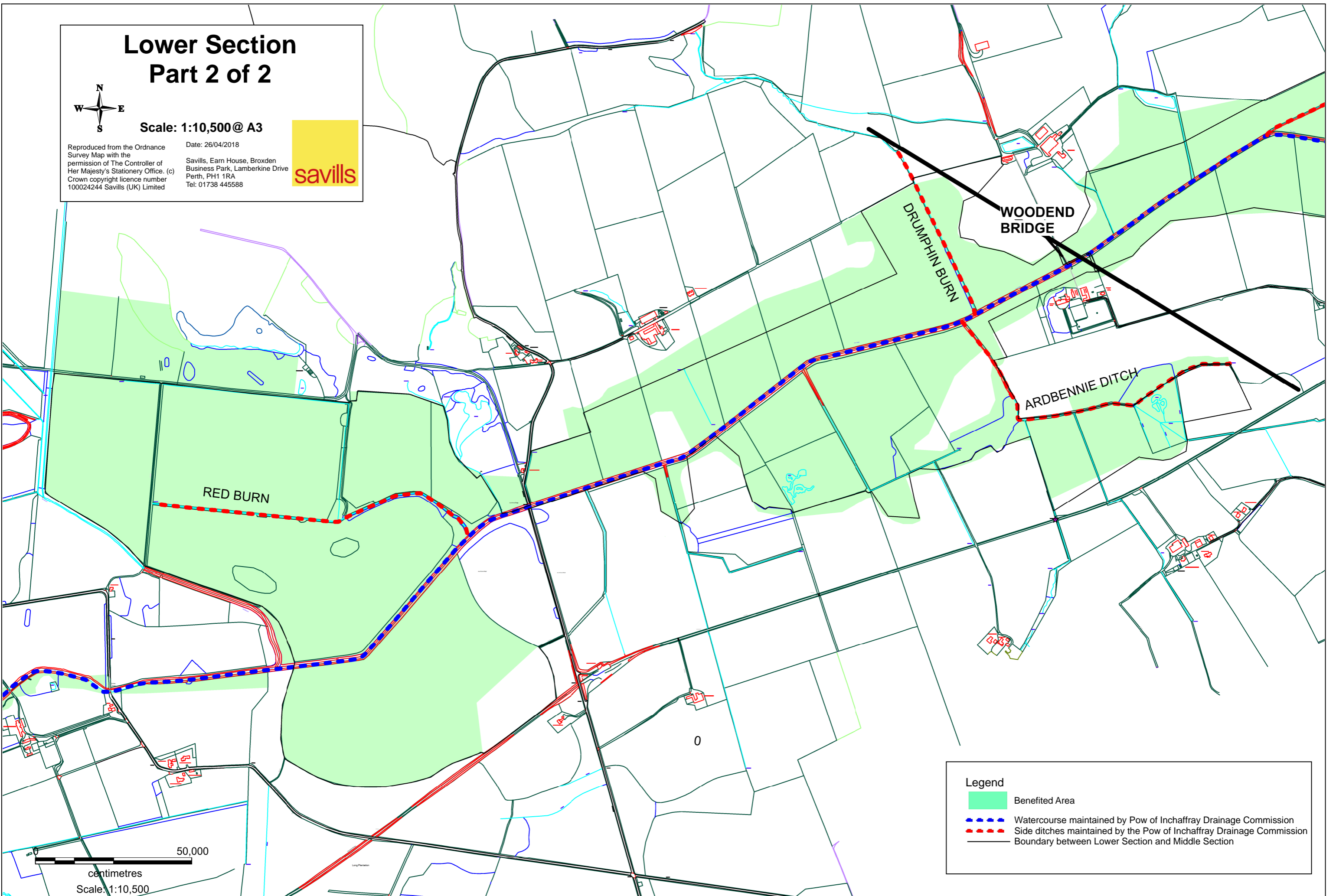


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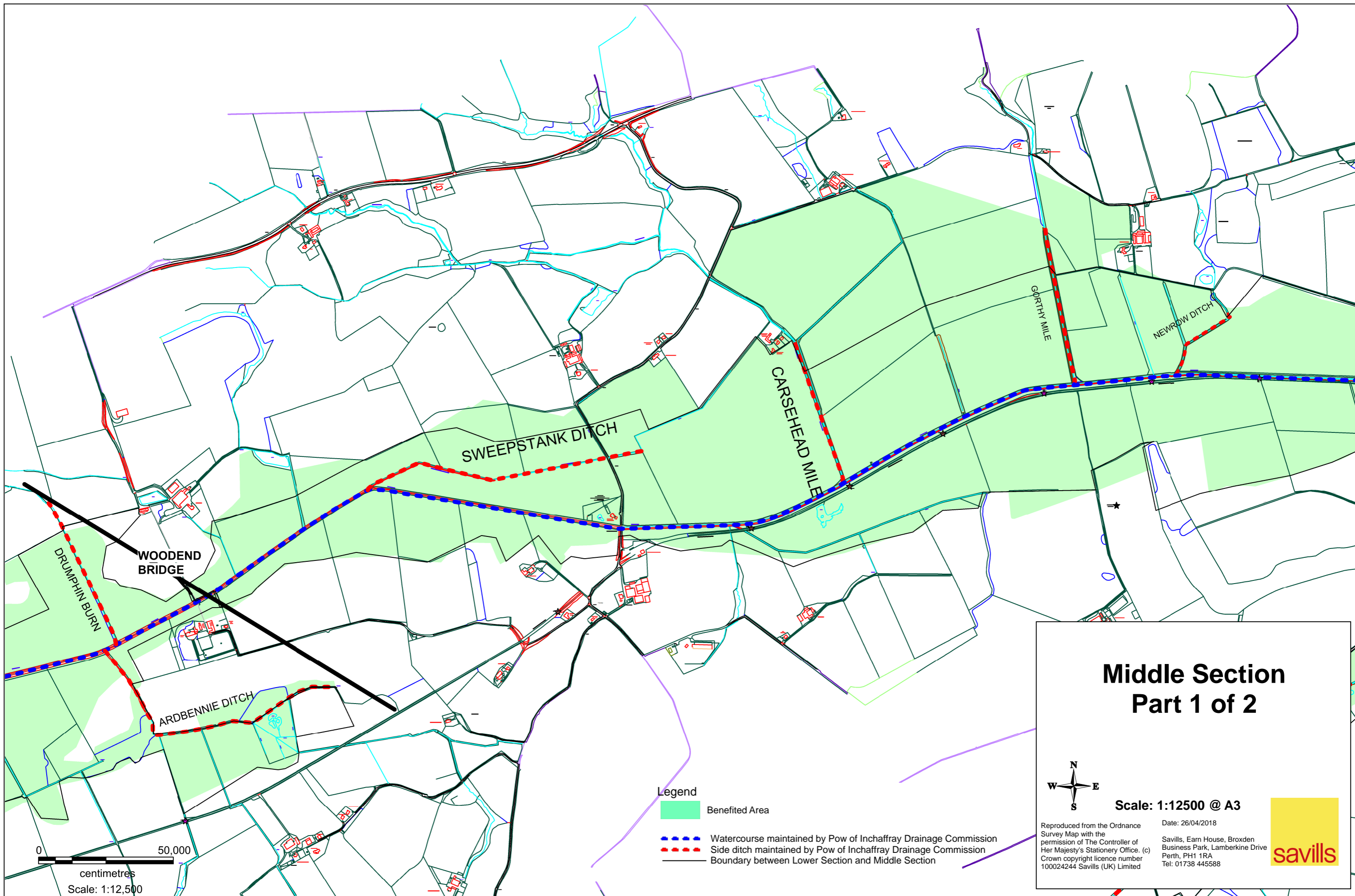
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Legend

- Benefited Area
- Watercourse maintained by Pow of Inchaffray Drainage Commission
- Side ditches maintained by the Pow of Inchaffray Drainage Commission
- Boundary between Lower Section and Middle Section



Middle Section Part 1 of 2



Scale: 1:12500 @ A3

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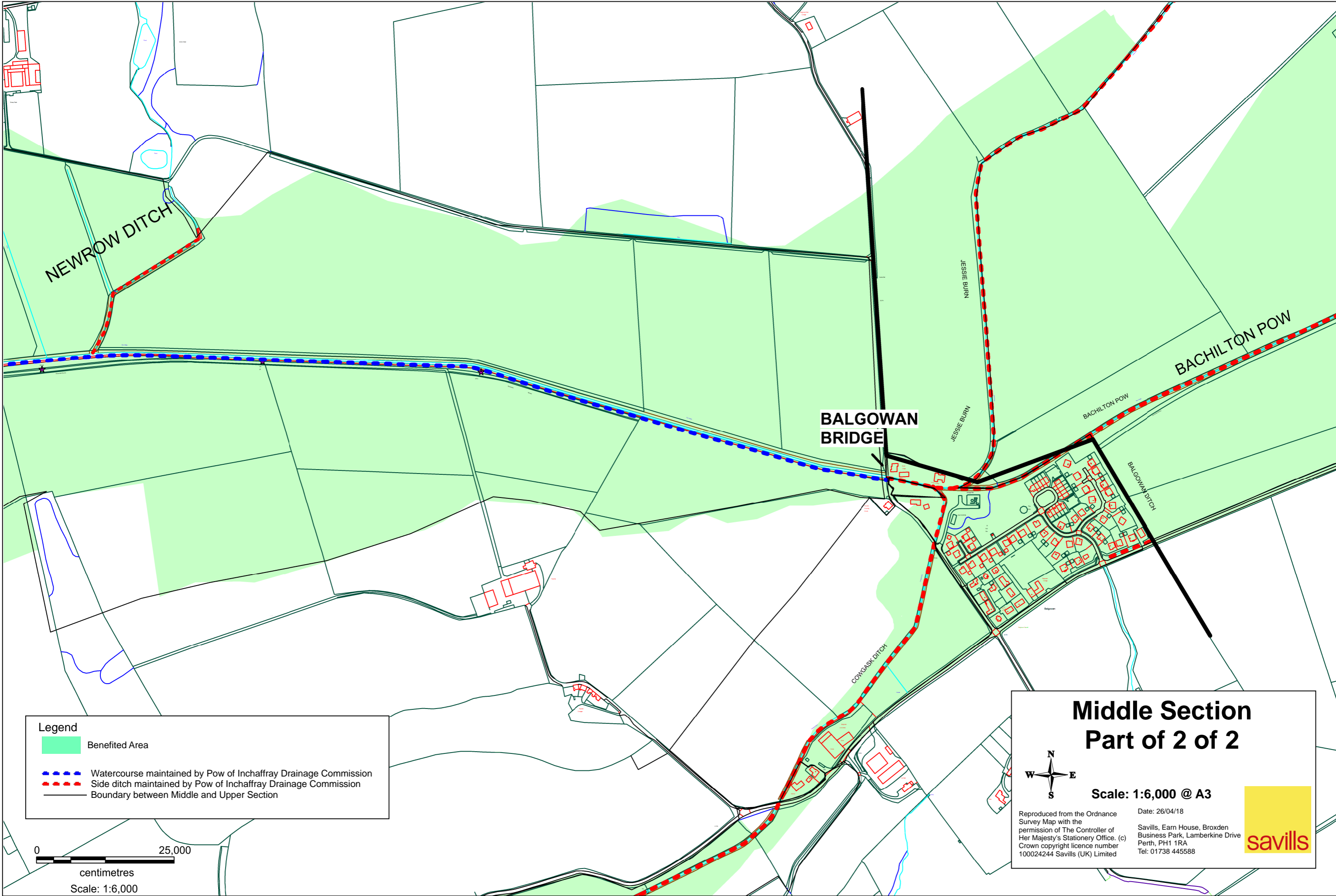
Date: 26/04/2018
Savills, Earn House, Broxden Business Park, Lamberkine Drive Perth, PH1 1RA
Tel: 01738 445588



Legend

- Benefited Area
- Watercourse maintained by Pow of Inchaffray Drainage Commission
- Side ditch maintained by Pow of Inchaffray Drainage Commission
- Boundary between Lower Section and Middle Section


0 50,000
centimetres
Scale: 1:12,500



- Legend**
- Benefited Area
 - Watercourse maintained by Pow of Inchaffray Drainage Commission
 - Side ditch maintained by Pow of Inchaffray Drainage Commission
 - Boundary between Middle and Upper Section


0 25,000
 centimetres
 Scale: 1:6,000

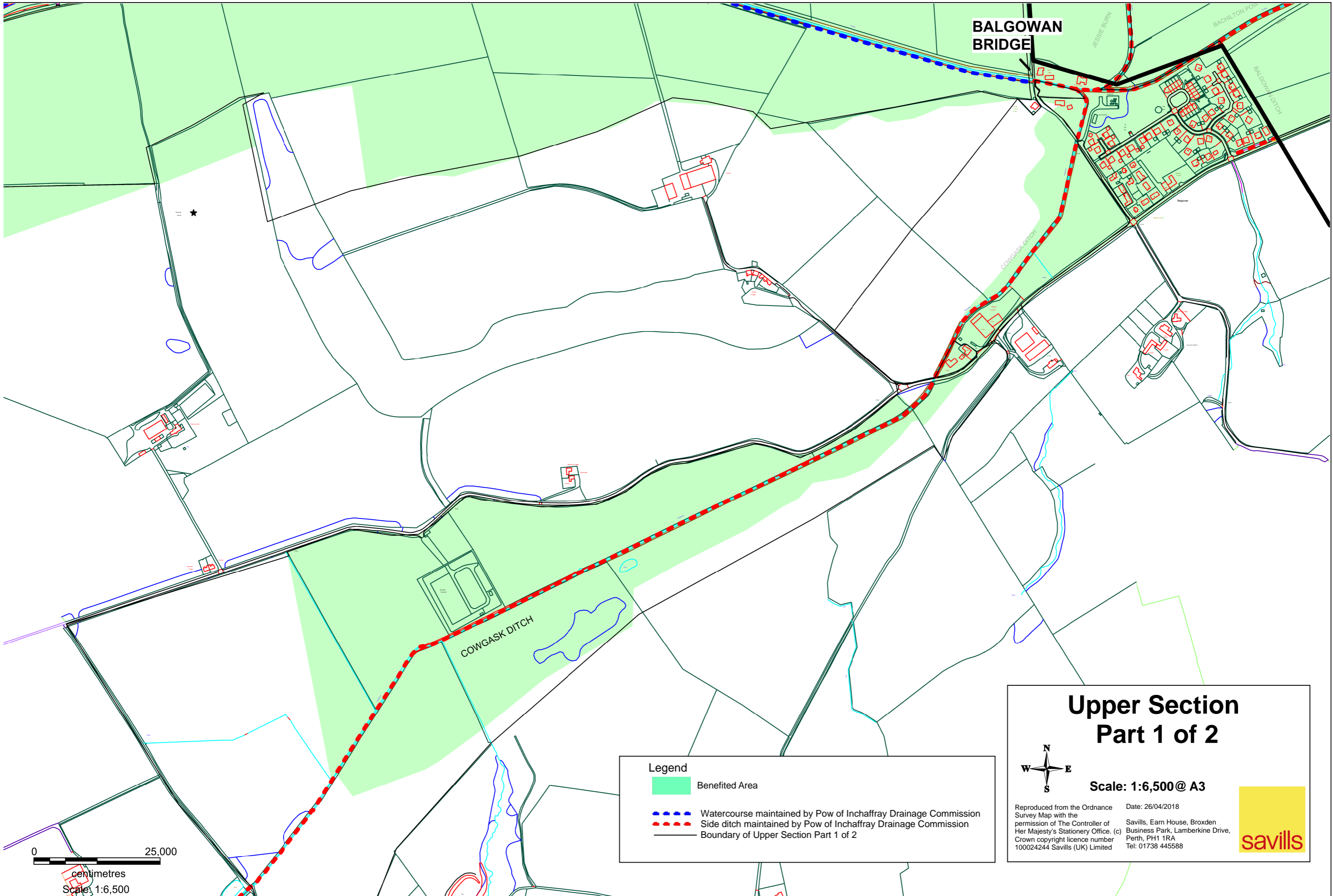
Middle Section Part of 2 of 2



Scale: 1:6,000 @ A3

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**BALGOWAN
BRIDGE**

COWGASK DITCH

Legend

- Benefited Area
- Watercourse maintained by Pow of Inchaffray Drainage Commission
- Side ditch maintained by Pow of Inchaffray Drainage Commission
- Boundary of Upper Section Part 1 of 2

**Upper Section
Part 1 of 2**



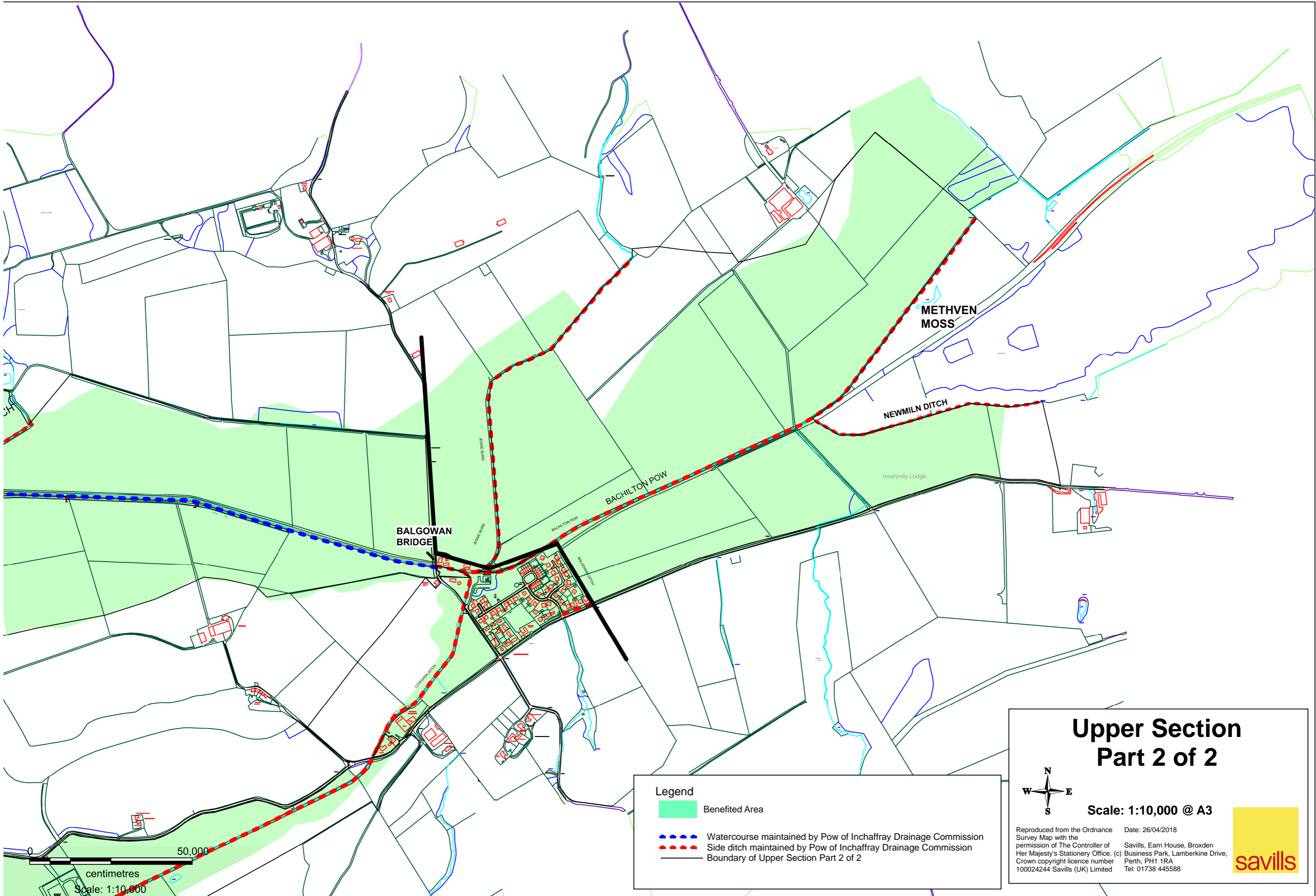
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0 25,000
centimetres
Scale: 1:6,500



Upper Section Part 2 of 2



Scale: 1:10,000 @ A3

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Legend

- Benefited Area
- Watercourse maintained by Pow of Inchaffray Drainage Commission
- Side ditch maintained by Pow of Inchaffray Drainage Commission
- Boundary of Upper Section Part 2 of 2

centimetres
Scale: 1:10,000

WAIN

JESSIE

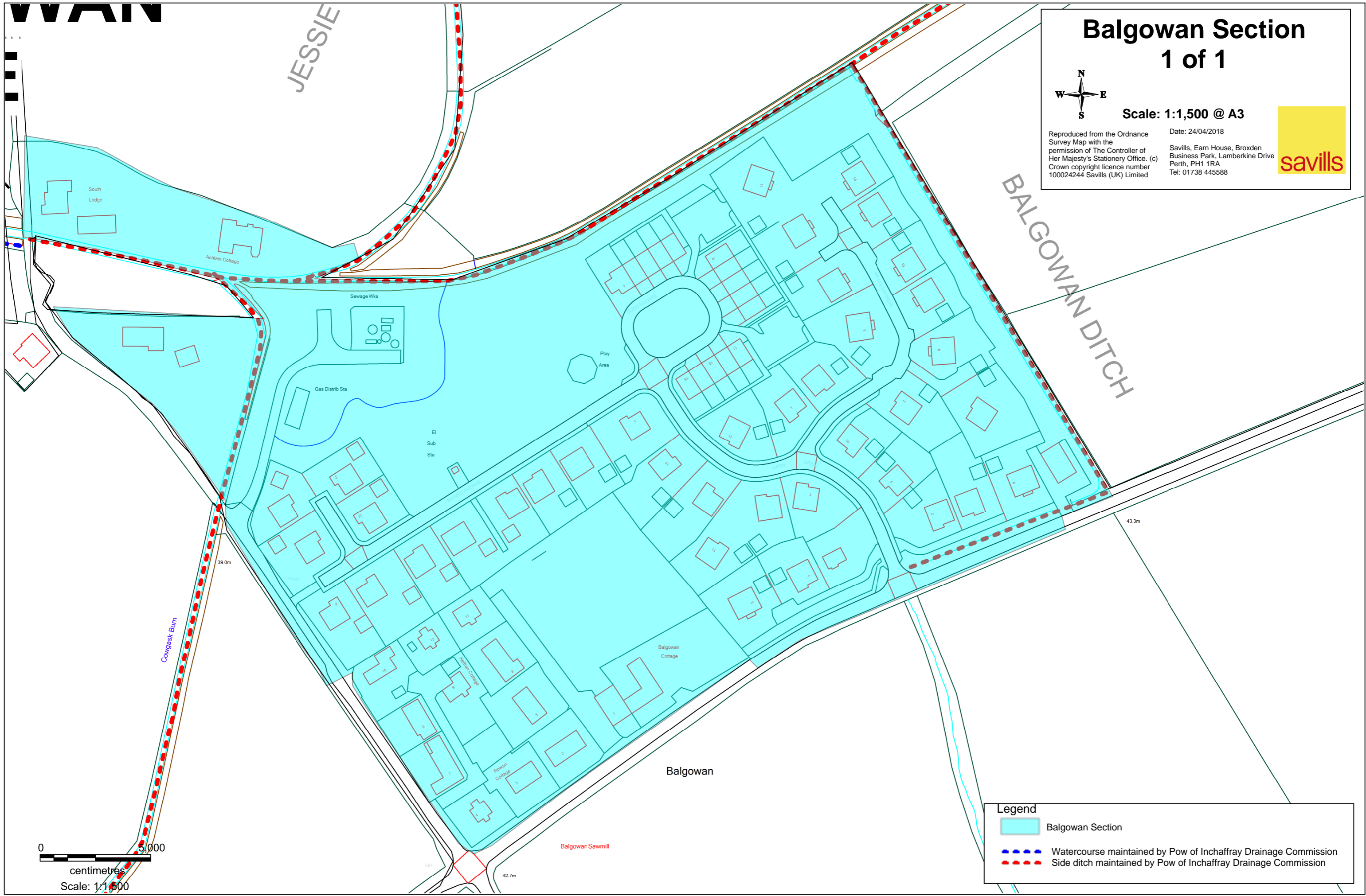
Balgowan Section 1 of 1



Scale: 1:1,500 @ A3

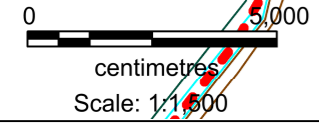
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Tel: 01738 445588



Legend

- Balgowan Section
- Watercourse maintained by Pow of Inchaffray Drainage Commission
- Side ditch maintained by Pow of Inchaffray Drainage Commission



Pow Benefitted Land Original Vs New

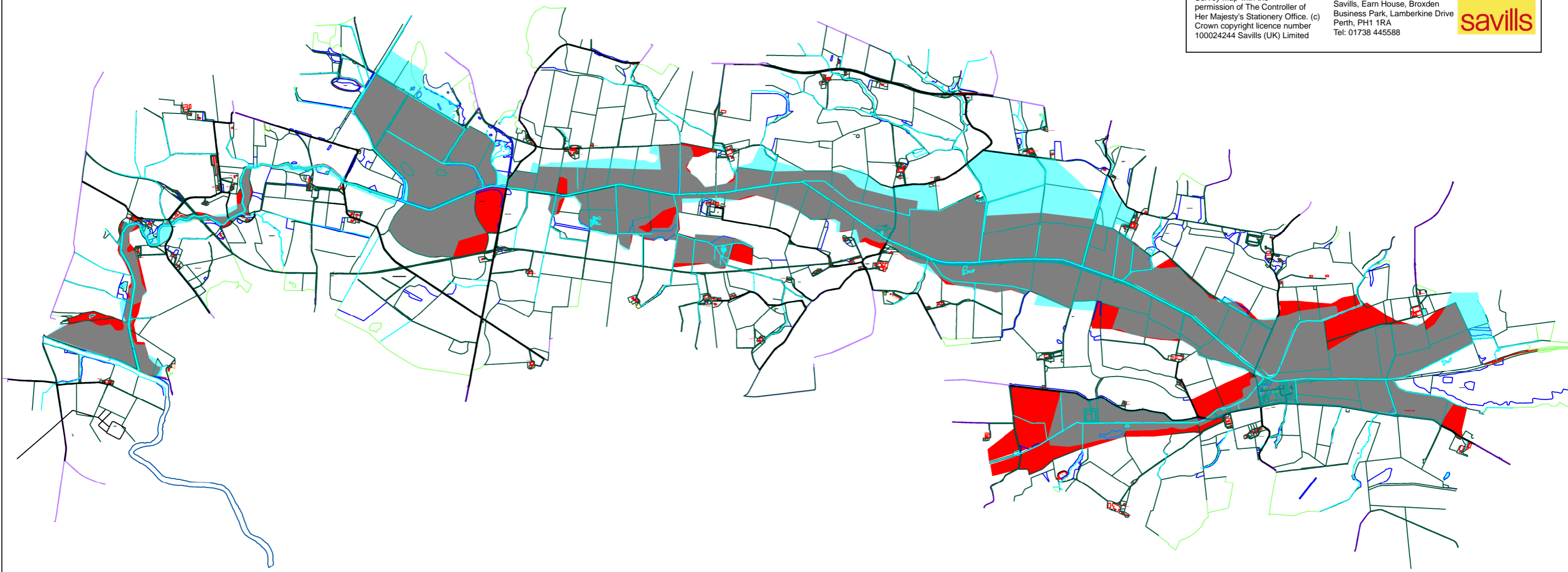


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Date: 27/04/2018

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Perth, PH1 1RA
Tel: 01738 445588



KEY

-  Additional Benefitted Land
-  Consistent Benefitted Land
-  Removed Benefitted Land

The Commissioners acting under the Pow of Inchaffray Drainage Commission																
Schedule of heritors - Residential & Commercial																
02/05/2018																
Reference	Property	Heritor	Current Rateable Value	2016 Rate Poundage	2016 Assessment Net VAT	Plot Area (acre)	Unserviced Development Site Value/acre	Gross Site Value	Value/acre with no Pow	Net value/acre with no Pow	2016 Rateable Value	Draft rev Rate Poundage	Draft New Assessment Net VAT	Original Assessment	Difference	
			A	B	C (A x B)	D	E	F (D x E)	G	H (D x G)	I (F - H)	J	K (I x J)			
12	Nethermains of Gorthy Farmhouse	Nethermains of Gorthy				0.26	£300,000	78000.00	500	£130	£77,870	0.00164	£127.57	£0.00	£127.57	
13	Centre Cottage	Nethermains of Gorthy				0.23	£300,000	69000.00	500	£115	£68,885	0.00164	£112.85	£0.00	£112.85	
14	Burnside Cottage	Nethermains of Gorthy				0.17	£300,000	51000.00	500	£85	£50,915	0.00164	£83.41	£0.00	£83.41	
101	3 EARN DRIVE,	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.14	£300,000	42000.00	500	£70	£41,930	0.00164	£68.69	£78.87	-£10.18	
102	5 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.2	£300,000	60000.00	500	£100	£59,900	0.00164	£98.13	£112.67	-£14.55	
103	7 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.16	£300,000	48000.00	500	£80	£47,920	0.00164	£78.50	£90.14	-£11.64	
104	9 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.18	£300,000	54000.00	500	£90	£53,910	0.00164	£88.31	£101.41	-£13.09	
105	11 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.17	£300,000	51000.00	500	£85	£50,915	0.00164	£83.41	£95.77	-£12.36	
106	2 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.17	£300,000	51000.00	500	£85	£50,915	0.00164	£83.41	£95.77	-£12.36	
107	4 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.18	£300,000	54000.00	500	£90	£53,910	0.00164	£88.31	£101.41	-£13.09	
108	6 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.17	£300,000	51000.00	500	£85	£50,915	0.00164	£83.41	£95.77	-£12.36	
109	8 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.16	£300,000	48000.00	500	£80	£47,920	0.00164	£78.50	£90.14	-£11.64	
110	10 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.16	£300,000	48000.00	500	£80	£47,920	0.00164	£78.50	£90.14	-£11.64	
111	2 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.19	£300,000	57000.00	500	£95	£56,905	0.00164	£93.22	£107.04	-£13.82	
112	4 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.25	£300,000	75000.00	500	£125	£74,875	0.00164	£122.66	£140.84	-£18.18	
113	6 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.16	£300,000	48000.00	500	£80	£47,920	0.00164	£78.50	£90.14	-£11.64	
114	8 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.15	£300,000	45000.00	500	£75	£44,925	0.00164	£73.60	£84.50	-£10.91	
115	10 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.14	£300,000	42000.00	500	£70	£41,930	0.00164	£68.69	£78.87	-£10.18	
116	12 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.15	£300,000	45000.00	500	£75	£44,925	0.00164	£73.60	£84.50	-£10.91	
117	14 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.18	£300,000	54000.00	500	£90	£53,910	0.00164	£88.31	£101.41	-£13.09	
118	11 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.27	£300,000	81000.00	500	£135	£80,865	0.00164	£132.47	£152.11	-£19.64	
119	9 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.19	£300,000	57000.00	500	£95	£56,905	0.00164	£93.22	£107.04	-£13.82	
120	7 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.18	£300,000	54000.00	500	£90	£53,910	0.00164	£88.31	£101.41	-£13.09	
121	5 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.24	£300,000	72000.00	500	£120	£71,880	0.00164	£117.75	£135.21	-£17.45	
122	3 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.16	£300,000	48000.00	500	£80	£47,920	0.00164	£78.50	£90.14	-£11.64	
123	1 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.16	£300,000	48000.00	500	£80	£47,920	0.00164	£78.50	£90.14	-£11.64	
124	12 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.16	£300,000	48000.00	500	£80	£47,920	0.00164	£78.50	£90.14	-£11.64	
125	13 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.2	£300,000	60000.00	500	£100	£59,900	0.00164	£98.13	£112.67	-£14.55	
126	15 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.2	£300,000	60000.00	500	£100	£59,900	0.00164	£98.13	£112.67	-£14.55	
127	1 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.2	£300,000	60000.00	500	£100	£59,900	0.00164	£98.13	£112.67	-£14.55	
128	2 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.16	£300,000	48000.00	500	£80	£47,920	0.00164	£78.50	£90.14	-£11.64	
129	1 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.09	£300,000	27000.00	500	£45	£26,955	0.00164	£44.16	£50.70	-£6.55	
130	2 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.04	£300,000	12000.00	500	£20	£11,980	0.00164	£19.63	£22.53	-£2.91	
131	3 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.04	£300,000	12000.00	500	£20	£11,980	0.00164	£19.63	£22.53	-£2.91	
132	4 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.04	£300,000	12000.00	500	£20	£11,980	0.00164	£19.63	£22.53	-£2.91	
133	5 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.03	£300,000	9000.00	500	£15	£8,985	0.00164	£14.72	£16.90	-£2.18	
134	6 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.05	£300,000	15000.00	500	£25	£14,975	0.00164	£24.53	£28.17	-£3.64	
135	15 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.05	£300,000	15000.00	500	£25	£14,975	0.00164	£24.53	£28.17	-£3.64	
136	7 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.04	£300,000	12000.00	500	£20	£11,980	0.00164	£19.63	£22.53	-£2.91	
137	8 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.04	£300,000	12000.00	500	£20	£11,980	0.00164	£19.63	£22.53	-£2.91	
138	10 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.04	£300,000	12000.00	500	£20	£11,980	0.00164	£19.63	£22.53	-£2.91	
139	11 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.04	£300,000	12000.00	500	£20	£11,980	0.00164	£19.63	£22.53	-£2.91	
140	9 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.18	£300,000	54000.00	500	£90	£53,910	0.00164	£88.31	£101.41	-£13.09	
141	11 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.14	£300,000	42000.00	500	£70	£41,930	0.00164	£68.69	£78.87	-£10.18	
142	12 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.13	£300,000	39000.00	500	£65	£38,935	0.00164	£63.78	£73.24	-£9.45	
143	8 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.19	£300,000	57000.00	500	£95	£56,905	0.00164	£93.22	£107.04	-£13.82	
144	10 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.16	£300,000	48000.00	500	£80	£47,920	0.00164	£78.50	£90.14	-£11.64	
145	14 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.04	£300,000	12000.00	500	£20	£11,980	0.00164	£19.63	£22.53	-£2.91	
146	7 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.2	£300,000	60000.00	500	£100	£59,900	0.00164	£98.13	£112.67	-£14.55	
147	13 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.04	£300,000	12000.00	500	£20	£11,980	0.00164	£19.63	£22.53	-£2.91	
148	4 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.15	£300,000	45000.00	500	£75	£44,925	0.00164	£73.60	£84.50	-£10.91	
149	3 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.15	£300,000	45000.00	500	£75	£44,925	0.00164	£73.60	£84.50	-£10.91	
150	6 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.18	£300,000	54000.00	500	£90	£53,910	0.00164	£88.31	£101.41	-£13.09	
151	12 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.04	£300,000	12000.00	500	£20	£11,980	0.00164	£19.63	£22.53	-£2.91	
152	1 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.16	£300,000	48000.00	500	£80	£47,920	0.00164	£78.50	£90.14	-£11.64	
153	5 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	0.18	£300,000	54000.00	500	£90	£53,910	0.00164	£88.31	£101.41	-£13.09	
154	9 EDEN SQUARE	Balgowan, Tibbermore	£2.91	17.50	£50.96	0.04	£300,000	12000.00	500	£20	£11,980	0.00164	£19.63	£22.53	-£2.91	
155	9 EDEN SQUARE	Balgowan, Tibbermore	£5.66	17.50	£99.05	0.04	£300,000	12000.00	500	£20	£11,980	0.00164	£19.63	£22.53	-£2.91	
9	INCHAFFRAY ABBEY	Inchaffray Abbey, Madderty	£8.60	17.50	£150.50	2.81	£300,000	843000.00	500	£1,405	£841,595	0.00164	£1,378.69	£276.05	£1,102.64	
187	EREDINE	Balgowan, Tibbermore				0.54	£300,000	162000.00	500	£270	£161,730	0.00164	£264.94	£304.22	-£39.27	
188	OLD MILL VIEW	Balgowan, Tibbermore				0.33	£300,000	99000.00	500	£165	£98,835	0.00164	£161.91	£185.91	-£24.00	
189	SOUTH LODGE	Balgowan, Tibbermore				0.6	£300,000	180000.00	500	£300	£179,700	0.00164	£294.38	£338.02	-£43.64	
190	ACHLAIN COTTAGE	Balgowan, Tibbermore				0.47	£300,000	141000.00	500	£235	£140,765	0.00164	£230.60	£264.78	-£34.18	
192	PART OF ADDITIONAL ON THE ROSS	Ardmhor, Balgowan Limestone, Tibbermore				0.59	£300,000	177000.00	500	£295	£176,705	0.00164	£289.47	£332.38	-£42.91	
193	BROOKLANDS	2 Balgowan Cottages, Tibbermore				0.16	£300,000	48000.00	500	£80	£47,920	0.00164	£78.50	£90.14	-£11.64	
194	ROWAN COTTAGE	3 Balgowan Cottages, Tibbermore				0.15	£300,000	45000.00	500	£75	£44,925	0.00164	£73.60	£84.50	-£10.91	
195	7 BALGOWAN COTTAGE	Tibbermore				0.13	£300,000	39000.00	500	£65	£38,935	0.00164	£63.78	£73.24	-£9.45	
196	FLAT 6	Balgowan Sawmill, Tibbermore				0.1	£300,000	30000.00	500	£50	£29,950	0.00164	£49.06	£56.34	-£7.27	
197	10 BALGOWAN COTTAGE	Balgowan Sawmill, Tibbermore		</												

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15	Column16	Column17	Column18	
Reference	Property		1846 Rateable Value	2016 Rate Poundage	2016 Assessment Net VAT	Total Area (acres)	Land Class	Acres	2016 Agri Value/acre	Subtotals	2016 Gross Agri Value	2016 Value /acre with no Pow	Net value/acre with no Pow	2016 Rateable Value	Draft rev Rate Poundage	Draft new Assessment Net VAT		
21	BACHILTON	Bachilton, Methven	£60.43	17.50	£1,057.53		2			£0								
						204.00	3.1			£563.355								
							3.2	125.19	£4,500	£194.130								
							4	64.71	£3,000	£194.130								
							5	14.1	£2,500	£35,250	£792,735	£500	£102,000	£690,735	£0.00164	£1,131.55	£1,131.35	£0.20
23	DRUMHARVIE (PART)	Ferneyfold Farm, Methven	£1.35	17.50	£23.62		2			£0								
						11.04	3.1	11.04	£4,500	£49,680								
							3.2			£0								
							4			£0								
							5			£49,680	£500	£5,520	£44,160	£0.00164	£72.34	£226.37	£-154.03	
16	WILLIAMSTON (PART)	Battleby	£50.06	17.50	£876.05		2			£0								
						112.60	3.1			£0								
							3.2			£0								
							4			£0								
							5	88.3	£3,000	£264,900								
							2	24.3	£2,500	£60,750	£325,650	£500	£56,300	£269,350	£0.00164	£441.24	£612.30	£-171.06
22	WILLIAMSTON (PART)	National Grid, Preston	£14.83	17.50	£259.53		2			£0								
						67.02	3.1			£0								
							3.2	33.76	£4,500	£151,920								
							4	29.27	£3,000	£87,810								
							5			£0								
20	BALGOWAN & NEWMILN	Newmiln Farm, Tibbermore	£61.51	17.50	£1,076.43		Commercial	3.99	£50,000	£199,500	£439,230	£500	£33,510	£405,720	£0.00164	£664.64	£354.92	£309.72
						235.00	2			£0								
							3.1	197.9	£4,500	£890,550								
							3.2	37.1	£3,000	£111,300								
							4			£0								
							5			£1,001,850	£500	£117,500	£884,350	£0.00164	£1,448.73	£1,670.59	£-221.86	
18	NEWROW	Newrow Farm, Methven	£26.91	17.50	£470.93		2			£0								
						70.73	3.1	5.73	£4,500	£25,785								
							3.2	65	£3,000	£195,000								
							4			£0								
							5			£220,785	£500	£35,365	£185,420	£0.00164	£303.75	£325.69	£-21.94	
19	REDHILLS	Redhills Farm, Tibbermore	£30.14	17.50	£527.45		2			£0								
						102.50	3.1	56.89	£5,500	£312,866								
							3.2	35.55	£4,500	£158,975								
							4	10.06	£3,000	£30,180								
							5			£0								
							2			£503,050	£500	£51,250	£451,800	£0.00164	£740.13	£1,073.97	£-333.84	
11	NETHERMANS OF GORTHY	c/o Drumphin	£31.30	17.50	£547.75		2			£0								
						92.71	3.1	92.71	£4,500	£417,165								
							3.2			£0								
							4			£0								
							5			£417,165	£500	£46,355	£370,840	£0.00164	£607.50	£694.77	£-87.27	
15	MAINS OF GORTHY	Vilna House Farm, Chester	£87.69	17.50	£1,534.57		2			£0								
						226.40	3.1	48.73	£5,500	£268,015								
							3.2	33.57	£4,500	£151,065								
							4	144.1	£3,000	£432,300								
							5			£0								
							2	4.3	£6,000	£25,800	£851,380	£500	£113,200	£738,180	£0.00164	£1,209.27	£477.38	£731.89
17	WELLTREE & DUBHEADS	Myresde Farm, Guldtown	£1.28	17.50	£22.40		2			£0								
						11.33	3.1			£0								
							3.2			£0								
							4	7.03	£3,000	£21,090								
							5			£46,890	£500	£5,665	£41,225	£0.00164	£67.53	£105.88	£-38.35	
1	MILLHILLS FARMS	Crieff	£26.86	17.50	£470.05		2	20.33	£6,000	£121,980								
						91.15	3.1	62.97	£5,500	£346,335								
							3.2			£0								
							4			£0								
							5			£4,710	£351,045	£500	£45,575	£305,470	£0.00164	£500.42	£875.97	£-375.55
10	CARSEHEAD	Carsehead Farm, Madderty	£15.01	17.50	£262.67		2			£0								
						55.99	3.1	48.43	£4,500	£217,935								
							3.2	7.56	£3,000	£22,680								
							4			£0								
							5			£240,615	£500	£27,995	£212,620	£0.00164	£348.31	£168.28	£180.03	
5	DRUMPHIN (PART) & NORTH ARDBENNIE	Drumphin Farm, Fowls Wester	£21.74	17.50	£380.45		2	11.63	£6,000	£69,780								
						83.82	3.1	22.1	£4,500	£99,450								
							3.2	32.51	£3,000	£97,530								
							4			£0								
							5			£10,368	£277,128	£500	£41,760	£235,368	£0.00164	£385.58	£212.26	£173.32
6	DRUMPHIN (PART)	Drumphin Cottage, Fowls Wester	£5.43	17.50	£95.02		2			£0								
						3.42	3.1	3.42	£5,500	£18,810								
							3.2			£0								
							4			£0								
							5			£18,810	£500	£1,710	£17,100	£0.00164	£28.01	£62.78	£-34.77	
7	WOODEND	Woodend, Madderty	£1.99	17.50	£34.82		2	4.29	£6,000	£25,740								
						8.65	3.1	4.36	£4,500	£19,620								
							3.2			£0								
							4			£0								
							5			£45,360	£500	£4,325	£41,035	£0.00164	£67.22	£51.06	£16.16	
8	ABBEY FARM	Abbey Farm, Madderty	£22.16	17.50	£387.80		2			£0								
						98.98	3.1	37.02	£4,500	£166,590								
							3.2	61.96	£3,000	£185,880								
							4			£0								
							5			£352,470	£500	£49,490	£302,980	£0.00164	£496.34	£351.90	£144.44	
4	ABERCAIRNY	Abercairny	£136.60	17.50	£2,390.50		2	6.7	£6,000	£40,200								
						529.50	3.1	272.46	£5,500	£1,498,530								
							3.2	157.5	£4,500	£708,750								
							4	10.05	£3,000	£30,150								
							5			£0								
							Forestry	83.79	£600	£50,274	£2,321,904	£500	£264,750	£2,057,154	£0.00164	£3,369.99	£3,558.47	£-188.48
25	WESTHILL	Colquhalzie (Farms) Ltd, Shearston	£8.15	17.50	£142.63		2	1.6										

The Commissioners acting under the Pow of Inchaffray Drainage Commission																		
Schedule of heritors - Residential & Commercial																		
26/04/2018																		
Reference	Property	Heritor	Current Rateable Value	2016 Rate Poundage	2016 Assessment Net VAT	Unserviced Development Site Value/acre	TOTAL BUILDING AREA (SQM)	Building Area (Acre)	Adjusted Building Area (x5)	Gross Site Value	Value/acre with no Pow	Net value/acre with no Pow	2016 Rateable Value	Draft rev Rate Poundage	Draft New Assessment Net VAT	Original Assessment	Difference	
			A	B	C (A x B)	E	F	G	H (G x 5)	I (E x H)	J	K (H x J)	L (I - K)	M	N (L x M)			
12	Nethermains of Gorthy Farmhouse	Nethermains of Gorthy				£300,000	117.5	0.029	0.145	43500.00	500	£73	£43,428	0.00175	£75.90	£0.00	£75.90	
13	Centre Cottage	Nethermains of Gorthy				£300,000	97.39	0.024	0.12	36000.00	500	£60	£35,940	0.00175	£62.81	£0.00	£62.81	
14	Burnside Cottage	Nethermains of Gorthy				£300,000	90.55	0.022	0.11	33000.00	500	£55	£32,945	0.00175	£57.58	£0.00	£57.58	
101	3 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	151.96	0.038	0.188	56325.11	500	£94	£56,231	0.00175	£98.28	£78.87	£19.41	
102	5 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	167.76	0.041	0.207	62181.50	500	£104	£62,078	0.00175	£108.50	£112.67	£4.17	
103	7 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	116.1	0.029	0.143	43033.34	500	£72	£42,962	0.00175	£75.09	£90.14	£-15.05	
104	9 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	152.75	0.038	0.189	56617.93	500	£94	£56,524	0.00175	£98.79	£101.41	£-2.62	
105	11 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	151.83	0.038	0.188	56276.93	500	£94	£56,183	0.00175	£98.20	£95.77	£2.42	
106	2 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	151.95	0.038	0.188	56321.41	500	£94	£56,228	0.00175	£98.27	£95.77	£2.50	
107	4 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	149.38	0.037	0.185	55368.82	500	£92	£55,277	0.00175	£96.61	£101.41	£-4.79	
108	6 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	167.839	0.041	0.207	62210.78	500	£104	£62,107	0.00175	£108.55	£95.77	£12.78	
109	8 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	145.36	0.036	0.180	53878.77	500	£90	£53,789	0.00175	£94.01	£90.14	£3.87	
110	10 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	145.52	0.036	0.180	53938.08	500	£90	£53,848	0.00175	£94.11	£90.14	£3.98	
111	2 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	150.26	0.037	0.186	55695.00	500	£93	£55,602	0.00175	£97.18	£107.04	£-9.86	
112	4 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	151.74	0.037	0.187	56243.57	500	£94	£56,150	0.00175	£98.14	£140.84	£-42.70	
113	6 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	168.691	0.042	0.208	62526.58	500	£104	£62,422	0.00175	£109.10	£90.14	£18.96	
114	8 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	173.293	0.043	0.214	64232.35	500	£107	£64,125	0.00175	£112.08	£84.50	£27.57	
115	10 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	172.707	0.043	0.213	64015.14	500	£107	£63,908	0.00175	£111.70	£78.87	£32.83	
116	12 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	170.684	0.042	0.211	63265.30	500	£105	£63,160	0.00175	£110.39	£84.50	£25.88	
117	14 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	173.482	0.043	0.214	64302.40	500	£107	£64,195	0.00175	£112.20	£101.41	£10.79	
118	11 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	169.58	0.042	0.210	62856.10	500	£105	£62,751	0.00175	£109.67	£152.11	£-42.43	
119	9 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	169.533	0.042	0.209	62838.68	500	£105	£62,734	0.00175	£109.64	£107.04	£2.61	
120	7 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	169.984	0.042	0.210	63005.84	500	£105	£62,901	0.00175	£109.94	£101.41	£8.53	
121	5 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	172.373	0.043	0.213	63891.35	500	£106	£63,785	0.00175	£111.48	£135.21	£-23.73	
122	3 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	142.17	0.035	0.176	52696.38	500	£88	£52,609	0.00175	£91.95	£90.14	£1.81	
123	1 MILLGLEN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	143.74	0.036	0.178	53278.31	500	£89	£53,190	0.00175	£92.96	£90.14	£2.82	
124	12 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	147.21	0.036	0.182	54564.49	500	£91	£54,474	0.00175	£95.21	£90.14	£5.07	
125	13 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	145.91	0.036	0.180	54082.64	500	£90	£53,992	0.00175	£94.37	£112.67	£-18.31	
126	15 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	142.82	0.035	0.176	52937.30	500	£88	£52,849	0.00175	£92.37	£112.67	£-20.30	
127	1 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	130.78	0.032	0.162	48474.59	500	£81	£48,394	0.00175	£84.58	£112.67	£-28.09	
128	2 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	163.29	0.040	0.202	60524.66	500	£101	£60,424	0.00175	£105.61	£90.14	£15.47	
129	1 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	98.44	0.024	0.122	36487.52	500	£61	£36,427	0.00175	£63.67	£50.70	£12.96	
130	2 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	72.44	0.018	0.090	26850.43	500	£45	£26,806	0.00175	£46.85	£22.53	£24.32	
131	3 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	73.28	0.018	0.091	27161.78	500	£45	£27,117	0.00175	£47.39	£22.53	£24.86	
132	4 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	74.17	0.018	0.092	27491.67	500	£46	£27,446	0.00175	£47.97	£22.53	£25.43	
133	5 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	74.29	0.018	0.092	27536.15	500	£46	£27,490	0.00175	£48.05	£16.90	£31.15	
134	6 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	74.82	0.018	0.092	27732.59	500	£46	£27,686	0.00175	£48.39	£28.17	£20.22	
135	15 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	74.24	0.018	0.092	27517.61	500	£46	£27,472	0.00175	£48.01	£28.17	£19.85	
136	7 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	74.96	0.019	0.093	27784.49	500	£46	£27,738	0.00175	£48.48	£22.53	£25.95	
137	8 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	74.87	0.019	0.093	27751.13	500	£46	£27,705	0.00175	£48.42	£22.53	£25.89	
138	10 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	74.8	0.018	0.092	27725.18	500	£46	£27,679	0.00175	£48.38	£22.53	£25.84	
139	11 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	74.28	0.018	0.092	27532.44	500	£46	£27,487	0.00175	£48.04	£22.53	£25.51	
140	9 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	145.67	0.036	0.180	53993.68	500	£90	£53,904	0.00175	£94.21	£101.41	£-7.19	
141	11 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	145.85	0.036	0.180	54060.40	500	£90	£53,970	0.00175	£94.33	£78.87	£15.46	
142	12 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	149.65	0.037	0.185	55468.89	500	£92	£55,376	0.00175	£96.79	£73.24	£23.55	
143	8 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	145.9	0.036	0.180	54078.93	500	£90	£53,989	0.00175	£94.36	£107.04	£-12.68	
144	10 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	146.36	0.036	0.181	54249.43	500	£90	£54,159	0.00175	£94.66	£90.14	£4.52	
145	14 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	74.35	0.018	0.092	27558.39	500	£46	£27,512	0.00175	£48.09	£22.53	£25.55	
146	7 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	145.47	0.036	0.180	53919.55	500	£90	£53,830	0.00175	£94.08	£112.67	£-18.59	
147	13 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	74.3	0.018	0.092	27539.85	500	£46	£27,494	0.00175	£48.05	£22.53	£25.52	
148	4 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	151.11	0.037	0.187	56010.05	500	£93	£55,917	0.00175	£97.73	£84.50	£13.23	
149	3 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	153	0.038	0.189	56710.60	500	£95	£56,616	0.00175	£98.95	£84.50	£14.45	
150	6 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	152.21	0.038	0.188	56417.78	500	£94	£56,324	0.00175	£98.44	£101.41	£-2.96	
151	12 EDEN SQUARE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	74.35	0.018	0.092	27558.39	500	£46	£27,512	0.00175	£48.09	£22.53	£25.55	
152	1 EARN DRIVE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	57.79	0.014	0.071	21420.30	500	£36	£21,385	0.00175	£37.38	£90.14	£-52.76	
153	5 MUNRO AVENUE	Balgowan, Tibbermore	£8.57	17.50	£150.00	£300,000	164.13	0.041	0.203	60836.02	500	£101	£60,735	0.00175	£106.15	£101.41	£4.74	
154	9 EDEN SQUARE	Balgowan, Tibbermore	£2.91	17.50	£50.96	£300,000	37.43	0.009	0.046	13873.71	500	£23	£13,851	0.00175	£24.21	£22.53	£1.67	
155	9 EDEN SQUARE	Balgowan, Tibbermore	£5.66	17.50	£99.05	£300,000	37.43	0.009	0.046	13873.71	500	£23	£13,851	0.00175	£24.21	£22.53	£1.67	
9	INCHAFFRAY ABBEY	Inchaffray Abbey, Madderty	£8.60	17.50	£150.50	£300,000	249.95	0.062	0.309	92645.84	500	£154	£92,491	0.00175	£161.65	£276.05	£-114.39	
187	EREDINE	Balgowan, Tibbermore				£300,000	236.7	0.058	0.292	87734.63	500	£146	£87,588	0.00175	£153.08	£304.22	£-151.13	
188	OLD MILL VIEW	Balgowan, Tibbermore				£300,000	189.48	0.047	0.234	70232.18	500	£117	£70,115	0.00175	£122.55	£185.91	£-63.36	
189	SOUTH LODGE	Balgowan, Tibbermore				£												

Column1	Column2	Column3	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15	Column16	Column17	Column18	Original Assessment	Difference
Reference	Property		1846 Rateable Value	2016 Rate Poundage	2016 Assessment Net VAT	Total Area (acres)	Land Class	Acres	2016 Agri Value/acre	Subtotals	2016 Gross Agri Value	2016 Value /acre with no Pow	Net value/acre with no Pow	2016 Rateable Value	Draft rev Rate Poundage	Draft new Assessment Net VAT		
21	BACHILTON	Bachilton, Methven	£60.43	17.50	£1,057.53	204.00	2 3.1 3.2			£0 £563,355 £194,130								
23	DRUMHARVIE (PART)	Ferneyfold Farm, Methven	£1.35	17.50	£23.82	11.04	2 3.1 3.2	125.19 64.71 14.1	£4,500 £3,000 £2,500	£792,735	£500	£102,000	£690,735	£0.00175		£1,207.25	£1,131.35	£75.90
16	WILLIAMSTON (PART)	Battleby	£50.06	17.50	£876.05	112.60	2 3.1 3.2			£0 £49,680 £50	£49,680	£500	£5,520	£44,160	£0.00175	£77.18	£226.37	£-149.19
22	WILLIAMSTON (PART)	National Grid, Preston	£14.83	17.50	£259.53	67.02	2 3.1 3.2	88.3 24.3	£3,000 £2,500	£264,900 £60,750	£325,650	£500	£56,300	£269,350	£0.00175	£470.76	£612.30	£-141.54
20	BALGOWAN & NEWMILN	Newmin Farm, Tibbermore	£61.51	17.50	£1,076.43	235.00	2 3.1 3.2	3.99	£50,000	£199,500	£439,230	£500	£33,510	£405,720	£0.00175	£709.11	£354.92	£354.19
18	NEWROW	Newrow Farm, Methven	£26.91	17.50	£470.93	70.73	2 3.1 3.2			£0 £1,001,850 £50	£1,001,850	£500	£117,500	£884,350	£0.00175	£1,546.64	£1,070.59	£-124.95
19	REDHILLS	Redhills Farm, Tibbermore	£30.14	17.50	£527.45	102.50	2 3.1 3.2			£0 £220,785 £50	£220,785	£500	£35,365	£185,420	£0.00175	£324.07	£325.69	£-1.62
11	NETHERMANS OF GORTHY	c/o Drumphin	£31.30	17.50	£547.75	92.71	2 3.1 3.2			£0 £503,050 £50	£503,050	£500	£51,250	£451,800	£0.00175	£789.64	£1,073.97	£-284.33
15	MAINS OF GORTHY	Vilna House Farm, Chester	£87.69	17.50	£1,534.57	226.40	2 3.1 3.2			£0 £417,195 £50	£417,195	£500	£46,355	£370,840	£0.00175	£648.14	£694.77	£-46.63
17	WELLTREE & DUBHEADS	Myresde Farm, Gulltown	£1.28	17.50	£22.40	11.33	2 3.1 3.2	4.3	£6,000	£25,800	£31,800							
1	MILLHILLS FARMS	Craff	£26.86	17.50	£470.05	91.15	2 3.1 3.2	20.33 62.97	£6,000 £5,500	£121,980 £346,335	£46,890	£500	£5,665	£41,225	£0.00175	£72.05	£105.88	£-33.83
10	CARSEHEAD	Carsehead Farm, Madderly	£15.01	17.50	£262.67	55.99	2 3.1 3.2	7.85	£600	£4,710	£351,045	£500	£45,575	£305,470	£0.00175	£533.89	£875.97	£-342.08
5	DRUMPHIN (PART) & NORTH ARDBENNIE	Drumphin Farm, Fowls Wester	£21.74	17.50	£380.45	83.52	2 3.1 3.2	11.63 22.1	£6,000 £4,500	£69,780 £99,450	£178,230	£500	£27,995	£150,235	£0.00175	£371.61	£168.28	£203.33
6	DRUMPHIN (PART)	Drumphin Cottage, Fowls Wester	£5.43	17.50	£95.02	3.42	2 3.1 3.2	17.28	£600	£10,368	£277,128	£500	£41,760	£235,368	£0.00175	£411.37	£212.26	£199.11
7	WOODEND	Woodend, Madderly	£1.99	17.50	£34.82	8.65	2 3.1 3.2	4.29 4.36	£6,000 £4,500	£25,740 £19,620	£45,360	£500	£4,325	£41,035	£0.00175	£71.72	£51.06	£20.66
8	ABBEY FARM	Abbey Farm, Madderly	£22.16	17.50	£387.80	98.98	2 3.1 3.2			£0 £166,590 £185,380	£166,590	£500	£49,490	£302,980	£0.00175	£529.54	£351.90	£177.64
4	ABERCAIRNY	Abercairny	£136.60	17.50	£2,390.50	529.50	2 3.1 3.2	5.7 272.46 157.5	£6,000 £5,500 £4,500	£34,200 £1,498,530 £708,750	£3,000	£30,150						
25	WESTHILL	Colquhazie (Farms) Ltd, Shearston	£8.15	17.50	£142.63	11.54	2 3.1 3.2	83.79	£600	£50,274	£2,321,904	£500	£284,750	£2,057,154	£0.00175	£3,595.43	£3,558.47	£36.96
24	DRUMHARVIE	Glaagburn, Tibbermore				1.14	2 3.1 3.2			£0 £64,270 £50	£64,270	£500	£5,770	£58,500	£0.00175	£102.24	£113.93	£-11.69
2	DOLLERIE					8.58	2 3.1 3.2	1.14	£3,000	£3,420	£3,420	£500	£570	£2,850	£0.00175	£4.98	£18.74	£-13.76
3	TUCKETHILL					4.85	2 3.1 3.2	0		£0 £42,900 £50	£42,900	£500	£4,290	£38,610	£0.00175	£67.48	£0.00	£67.48
	TOTAL AGRICULTURAL		£603.44		£10,560.20		Forestry	2030.65		£0	£24,250	£500	£2,425	£21,825	£0.00175	£38.15	£0.00	£38.15
																	£12,086.61	£803.71

BUDGET SUMMARY	
TOTAL AGRICULTURAL ASSESSMENT (A)	£7,375,292
TOTAL RESIDENTIAL & COMMERCIAL ASSESSMENT (B)	£4,067,852
TOTAL ASSESSMENT (A + B = C)	£11,443,144
ANNUAL POW BUDGET SET BY COMMISSION (D)	£20,000
RATE POUNDAGE (D divided by C)	£0.00175
TOTAL AGRICULTURAL ANNUAL PAYMENT	£12,890.32
TOTAL RESIDENTIAL & COMMERCIAL ANNUAL PAYMENT	£7,109.66
TOTAL ANNUAL PAYMENTS	£20,000.00