

## The Facts

On 1 October 2016 the government released a new (draft) Rating List for non-domestic properties.

All occupiers in England and Wales, irrespective of whether they use a building or part of a building, will be issued with a new rateable value (RV) which will be fixed from 1 April 2017 until 31 March 2022\*. As the current Rating List has been in place since April 2010, there could be a significant difference between the current RV and 2017 Rating List.

Every ratepayer has the right to appeal their new RV however, you can only appeal once, against the basic level of assessment.

It is important to note that the issue is further complicated by the fact that:

- **Local Authorities will keep more revenue and decide their own Uniform Business Rate (UBR) – with effect from 2020**
- **Ratepayers will be charged to take their appeal to the Valuation Tribunal**
- **Ratepayers will be fined if their disclosures are deemed to be false**
- **Transitional relief schemes will probably be confirmed by the end of November 2016**
- **UBR will probably be confirmed early next year.**

\*Draft figures in Scotland are to be released in January 2017

## Developing Your RV Strategy

- **Your assessments may have:**
  - Increased – but not as much as they could have
  - Decreased – but not as much as they could have
  - Stayed the same – but should have come down
  - **NOTE: seek professional advice before you finalise your strategy**
- **There are a number of potential (RV) cost reduction options such as:**
  - Empty rates
  - Exemptions & reliefs
  - Splits and mergers of assessments

## Here to help

If you need help to navigate your way through a complicated tax regime and you occupy commercial property in in England, Scotland or Wales, please contact:



**Jim Wilcock**

t. 01438 794 585

[E-mail](#)



**Brian Rees**

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**Chris Morrow**

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Business Rates services for Brown & Lee are currently provided by fellow PAI member Matthews & Goodman



## New rules to 'outlaw' business rates appeals

By Jess Harrold

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NOTE: on the basis the new regs are adopted as drafted

- The valuation Tribunal will apply a 'reasonable professional judgement' test
- This could allow a 'margin for error' which could be between 5% - 15%+
- The regulations have yet to be finalised.

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