



White Commercial Surveyors Business Rates Advice



“...There are significant opportunities for many ratepayers to benefit from reduced Business Rate Payments...”

“..White Commercial Surveyors provide a ‘pro-active’ approach to business rates matters, the complex requirements of the Rating Legislation and the new Business Rates Revaluation 2017..”

**Contact Andrew Fairbairn FRICS LLM
to discuss and benefit from our
performance only fee basis!**

Tel: 01295 271000

Email: Andrew@whitecommercial.co.uk

A Basic Guide to the Rating System

Business rates have been a national tax on the occupation of non-domestic property since the introduction of the uniform business rate in 1990

Who charges business rates and why?

Business rates are collected locally, but paid to and administered by central government, although this money is still used to provide local services. There is currently debate as to whether some, or all, of the business rate should be returned to local authority control. Business rates raise approximately £20 billion of revenue annually.

How are rates calculated?

To calculate the annual business rates for your non-domestic property you first need to know your rateable value.

Rating lists in England and Wales are published every five years and give new rateable values for all non-domestic properties. The rateable value is the estimated rental value of the property at a date two years before each rating list comes into force. The most recent revaluation came into force on 1 April 2010 with a valuation date (the date when rateable values are set) of 1 April 2008. Rateable values usually change every five years but the government has postponed the next revaluation which is now due to take place in 2017.

The rateable value is then multiplied by the uniform business rate (UBR). The UBR increases each year in line with inflation.

How do you reduce the rateable value of your property?

As a ratepayer, you have the right to appeal against the rateable value of your property. Appeals are initially lodged with the Valuation Officer or Assessor who considers and negotiates the case. The vast majority of appeals are settled through negotiation, but the process can last several years, simply due to the volume of appeals.

When is the next revaluation?

The next business rates revaluation will come into effect on 1st April 2017 and will re-assess all business properties in England and Wales based on rental value as at 1st April 2015.



White Commercial's Rating Team

White Commercial's Business Rates team offers comprehensive, business-focused advice. Our services go well beyond formal rating appeals, and include the following services:

- **Advice on Certification** – Specialist knowledge of rating legislation enables White Commercial Surveyors to produce significant rate savings through additional transitional relief without lodging appeals.
- **Audit of rate payments** – We carry out a detailed audit of historic business rate liabilities and identify opportunities to apply specialist mitigation initiatives that have been missed previously.
- **Forecasts** – Business rates are one of the highest occupational costs and we recognize 'clients' needs for an accurate forecast of rate liabilities/costs over the whole period of each Rating List. In addition to providing budgetary advice we can provide estimates of rateable values for new developments.
- **Formal appeals** – White Commercial Surveyors have over 25 years' worth of experience in dealing with the complex grounds for formal rating appeals.
- **Rate refund calculations** – Following successful appeals White Commercial Surveyors will provide details of the actual savings and liaise with billing authorities to verify the savings and ensure that accurate refunds are issued.
- **Rates relief** – You may qualify to be granted rates relief when certain factors are taken into account that currently affect the occupation of your property including; refurbishment works, construction works, vacant accommodation, road works, restrictions in access, redundant plant, or problems with adjoining occupiers.
- **Rates Mitigation** -The team works very closely together to ensure we can quickly roll out new innovative rates mitigation ideas.

**Cherwell Business Village, Banbury, Oxfordshire –
Rating advice on 130,000 sq ft mixed industrial / office development**





Why White Commercial?

- White Commercial Surveyors have experience working with private companies to Local Authorities and are actively involved in providing Business Rates advice with our fees being based on clients savings.
- White Commercial Surveyors are experienced in providing a pro-active approach to business rates matters taking into account the occupational needs of the ratepayer, the requirements of the law and the necessity for an extensive database of rental evidence.
- White Commercial's business rates team covers everything from challenging business rate valuations to examining and auditing your business rate records in an effort to reclaim overpaid business rates.
- The level of business rates demands are now based on the interaction of a plethora of complex legislation, regulations and case law. To the uninformed, there are a number of pitfalls that can result in ill-advised appeals leading to an increase in rates liabilities.
- There are significant opportunities for many ratepayers to benefit from reduced payments once a comprehensive review of the property/site has been undertaken.



Chris White
BSc (Est Man) MRICS MCI (Arb)
chris@whitecommercial.co.uk
07990 527551

For further information please contact:

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
Banbury, Oxfordshire, OX16 5NU

01295 271000



Andrew Fairbairn
FRICS LLM
andrew@whitecommercial.co.uk
07711 142887

W773