



Rating Update July 2011

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Rating Surveyors

Be aware of

- 1) Anyone who comes "cold calling"
- 2) Anyone who wants payment for the services up front
- 3) Anyone who requests payment to lodge an appeal
- 4) Anyone who makes promises to reduce your rateable or business rates bill without knowing the details of your valuation and inspecting the property and if appropriate the accounts
- 5) Anyone who asks for you to sign any documents before you fully understand the terms you will be committed to
- 6) Anyone who claims the reduction in the rateable value will mean a reduction in your rates bill

Check

Ensure that the person is a member of one of the three representative bodies

- The Royal Institution of Chartered Surveyors
- The Institute of Revenues, Rating and Valuation or
- The Rating Surveyors Association

Ask for a clear break down of the fees you will be expected to pay.

Check the details of any contract or agreement you are asked to sign

Rateable Values

The Valuation Office carries out a re-valuation of all non domestic and business property every five years in order to arrive at the rateable value.

The rateable value is generally the annual rental value of that property which could be let on a common valuation date i.e. the 1st April 2008.

The rateable values used by local authorities are the basis of calculating business rates bills.

2005 Rating Lists

Any proposals relating to the 2005 Rateable Values can be made up to the 30th September 2010, unless you have already made a proposal on the same grounds.

If the Valuation Officer alters the 2005 Rateable Value, then you can make a proposal within six months of this alteration.

If there is a relevant decision by the Valuation Tribunal or the Lands Tribunal, then you can make a proposal within six months of that decision, but not later than 30th September 2010.

2010 Rating Lists

One can make a proposal against the 2010 Rateable Values after 1st April 2010.

Before making a proposal, you are advised to check that the rating assessment is correct and is not likely to incur an increase in the Rateable Value.

When making a proposal to alter the rateable values you will need to provide a reason, together with the addresses of any other properties that you wish to compare.

Small Business Rates Relief

The Business Rate Relief threshold for the 2010 Rating List is £18,000 rateable value.

The additional properties rateable value threshold is to be increased from £2,200 to £2,600.

If the rateable value is less than £6,000, your business rates will be calculated using the Small Business Multiplier, and then reduced by 50%.

If the rateable value is between £6,001 and £11,999 the reduction decreases by 1% for every £120 and will be calculated using Small Business Multiplier.

If the rateable value is between £12,000 and £17,999 rates are calculated using the Small Business Multiplier.

Between 1 October 2010 and 30 September 2012, eligible ratepayers will received 100% small business rate relief on rateable values up to £6,000 for properties between £6,000 to £12,000 then there will be tapering relief from 100% to 0%.

If you have more than one business property the relief is only available if the RV of each of the other properties is below £2,600.

Rural Rate Relief has revised thresholds for the 2010 Rating List as follows:

£8,500 for sole village shops

£12,500 for sole pubs or petrol filling stations

£16,500 for any other rural businesses.

To qualify for this type of relief, the businesses must appear in the Local Rural Settlement List for a defined settlement of less than 3,000 people.

Entitlement to mandatory rate relief up to 50%

There is no liability for empty rates for the first three months a property is vacant or the first six months for industrial and warehouses. For 2010/2011 empty property with a rateable value of below £18,000 is exempt from business rates as is vacant storage land, listed buildings.

If a property is partly occupied the rating authority has discretionary powers to grant relief where a property is temporarily only partly occupied.

Rateable Values

The Valuation Officer has been notifying most businesses of the proposed rateable value for their property from 1st April 2010.

If you have not received details of this, then you can view your Rateable Value on the web site www.2010.voa.gov.uk.

Should you wish to discuss your rating assessment for either the 2005 or 2010 Rating List, then please do not hesitate to contact Barry Butler on 01539 735353.

Rates in £

From 1st April 2011 the rates in the pound is 42.6p in £ for smaller businesses and 43.3p in £ for those with the higher rateable values.

Transitional Relief

The Government has brought in a Transitional Rate Relief scheme from 1/4/2010.

	2010-11	2011-12	2012-13	2013-14	2014-15
Upward cap (small properties)	5%	7.5%	10%	15%	15%
Upward cap (large properties)	12.5%	17.5%	20%	25%	25%
Downward cap (small properties)	20%	30%	35%	55%	55%
Downward cap (large properties)	4.6%	6.7%	7%	13%	13%

These figures are exclusive of inflation which will be added to them (or presumably deducted in we are experiencing deflation). It is anticipated that the threshold for small properties will be Rateable Values of less than £18,000 (£25,500 in Greater London).

Transitional relief must be self funding and the limits on increases are funded by the limits placed on the decreases.