



Focused on rating

BUSINESS RATES REVALUATION: ARE YOU READY?

Property & planning consultancy

RAPLEYS

The new system – act now

Business rates are to be revised in England, Scotland and Wales [on 1st April 2017](#), based on the rental market in 2015.

The draft rating list which shows the revised assessments was published online by the Valuation Office on 30 September and, as expected, there will be a major impact on many occupiers rate bills from 1st April 2017 onwards.

With this revaluation there are also significant changes to the appeals process which has placed a greater emphasis on the ratepayer or their agent to provide more detailed information before being able to appeal the revised Rateable Value.

The new system involves a three stage process which is as follows:

1. Check

This requires factual survey information to be checked against the information used by the Valuation Office to produce the 2017 valuation, if no agreement can be reached the process moves the next stage.

2. Challenge

This requires further supporting information and detailed evidence from the ratepayer along with a valuation based on the information provided. If this can not be agreed the process moves to the formal appeal stage.

3. Appeal

This stage gives access to the Valuation Tribunal where for the first time a fee will be payable to lodge the appeal.

How we can help

For existing and new clients, our services include the following:

- We can identify all 2017 draft rating list rateable values
- Provide budget forecasts for changing rates liability from 1 April 2017
- Examine “new” assessments in detail in order to notify the Valuation Office of any obvious errors
- Provide factual and rental information in the correct format to avoid the possibility of misinterpretation and potential for increased liability
- Undertake a portfolio review with appeal recommendations

Why Rapleys

Rapleys has provided specialist business rates advice for over 30 years and have successfully reduced clients operational costs over successive revaluations.

Our clients benefit from a full UK coverage from our network of six offices including Scotland.

We have a loyal client base which is testament to our friendly, practical and cost effective service, providing strategic advice to our clients.



Businesses should **act now** to reduce what will become an increased business rates burden.

Our clients



Our successes

We are specialists in the business rates sector, saving our clients over £60m so far over the life of the 2010 rating list.

Examples include:

Client	Saving
Dreams	£5.1m
Topps Tiles	£1.86m
Majestic Wine	£1.2m
Marshall Motor Holdings	£1.1m

Testimonials

“We have worked with Rapleys for over eight years and they have consistently provided a professional and friendly service looking diligently at all aspects of our business rates and the substantial savings to date of £1.2m is a testament to their success.”

Frederick Botfield | Property Estates Manager | Majestic Wine Warehouses

“Rapleys has been the business rates consultancy partners with Multi-Tile Limited (Topps Tiles) throughout the period covering the 2010 rating list and I am very pleased that we have been able to retain their services for the up-coming 2017 list.”

David Townsley | Estates Manager | Multi-Tile Ltd (Topps Tiles)

“Rapleys has acted on behalf of Marshall Motor Holdings on the 2010 rating list and all appeals have been dealt with thoroughly and effectively by Alan Watson and his experienced team. Aggregate savings over the course of the list are in excess of £700,000 which is substantial. As a result I would have no hesitation in recommending Rapleys to anyone in the automotive sector.”

Daksh Gupta | Chief Executive | Marshall Motor Holdings

Get in touch



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