



Business Rates

It's never too late to appeal!

Prior to the implementation of new rules for the 2005 Rating List, the government openly publicised its disdain for continual appeals, and tried to limit these. It wanted to reduce, substantially, the number of appeals lodged with the Valuation Office Agency.

However, as the 2005 Rating List comes to a conclusion, there are still numerous grounds upon which, there is a perfectly legal right of appeal. For instance:

1. The original 2005 compiled list rating assessment

This may have been agreed fairly early on in the Rating List, when few other settlements had been achieved. New evidence may have since come to light that may offer scope for a further reduction. Successful appeals can be backdated to 1st April 2005 – providing scope for substantial refunds, plus interest.

2. Physical changes to the property, or its vicinity

A Material Change of Circumstances may have occurred:-



(a) External to the property - such as road works or numerous vacant properties following economic decline.

b) Internal to the property - such as the removal of mezzanine flooring in factories, the demolition of internal partitioning in offices, or altered stairways in shops.



3. Empty Property Rates

If premises become vacant and the ratepayer receives an account for empty property rates, there are various actions that can be taken to mitigate, or in some cases negate the charge altogether. We can advise on the various strategies that can be adopted, all of which, are totally legal.

4. New Occupation

If new occupation of premises has recently been taken, there is an automatic right to an appeal. Ratepayers should act promptly to obtain the best possible professional advice. Sanderson Weatherall Rating surveyors can help with the appeal process and can negotiate with the Valuation Office Agency to minimise liabilities to business rates.

Contact us now!



**Sanderson
Weatherall**

0113 221 6000

sandersonweatherall.com

Leeds Office

25 Wellington Street
Leeds
LS1 4WG
0113 221 6000
Robert Brown
BSc FRICS IRRV

London Office

Elsley Court
20-22 Great Titchfield Street
London, W1W 8BE
0207 851 2100
Tom Dixon
RD BSc (Est Man) FRICS IRRV

Newcastle Office

22-24 Grey Street
Newcastle Upon Tyne
NE1 6AD
0191 261 2681
Richard Farr
BSc FRICS MCI Arb

Manchester Office

Brook House
64/72 Spring Gardens
Manchester, M2 2BQ
0161 259 7000
Simon Heather
BSc(Hons) MRICS

Teesside Office

Robert House
West Point Road, Teesside,
TS17 6BA
01642 426900
David Jackson
BSc MRICS

Rating Consultancy Services

Qualified Advice

RICS and IRRV qualified surveyors. Senior staff are all members of the Rating Surveyors Association.

Rent Returns

Completion of Notices Requiring a Return of Rental Information for Rating Purposes.

Forecasting

Provision of rates forecasts for budgeting purposes.

Refunds and Interest

Rates refunds and tracking and advice on interest due on rates overpayments.

Reliefs and Exemptions

Strategic advice on portfolio occupation, including empty rates and available reliefs and exemptions.

Appeals

Advice on and submission of valid appeals against VOA assessments.

Negotiations

Professional negotiations with the VOA and local billing authorities.

Litigation

Expert witness appearances as necessary at Valuation Tribunal and Lands Tribunal.

Investigation

Retrieval and thorough investigation of Valuation Office Agency (VOA) rating assessments.

Surveys

Professional rating surveys using the latest laser measurers.

Payment

Checking and authorisation of rates demands and advice on complex transitional arrangements (phasing). Payment of bills.

Plant and Machinery

Specialist advice on rateable plant and machinery.

Insolvency/Turnaround

Advice in receivership and corporate recovery situations.

Sanderson Weatherall offer a range of advice

- Valuations of property for development appraisal, accounting, loan security, stock exchange and general purposes
- Landlord and Tenant advice in respect of rent reviews and lease renewals
- Property asset and facilities management
- Acquisition and disposal of commercial and residential property and land including high value and complex sites
- Building consultancy, building design and project management
- Rating and compulsory purchase
- Planning and development
- Investment valuation, marketing and brokerage
- Insolvency/turnaround services
- Plant and machinery valuation and disposal
- Residential land and property
- Licensed and leisure



**Sanderson
Weatherall** 

0113 221 6000

sandersonweatherall.com