

# ENGLAND

## NON-DOMESTIC RATING MULTIPLIERS

Rate year	Large	Small
2016/2017	49.7p	48.4p
<b>2017/2018</b>	<b>47.9p</b>	<b>46.6p</b>

The large multiplier is applicable to all occupied premises with an RV of £51,000 and above and all empty premises with an RV over £2,900.

## CROSSRAIL SUPPLEMENT

The Greater London Authority levy a business rates supplement to contribute to the cost of the Crossrail Project. From 01 April 2017 the Crossrail supplement will be applied to properties in Greater London with a Rateable Value greater than £70,000. The Crossrail levy remains 2p per £1 RV.

## CITY OF LONDON PREMIUM

A premium of 0.5p per £1 RV is applied to all properties in the City of London. The City of London multipliers for 2017/18 are therefore, large - 0.484 and small - 0.471.

## TRANSITIONAL ARRANGEMENTS

A new five year transitional scheme will be introduced from 1 April 2017

## UPWARDS CAP

Property Size*	Small	Medium	Large
2017/18	5.0%	12.5%	42.0%
2018/19	7.5%	17.5%	32.0%
2019/20	10.0%	20.0%	49.0%
2020/21	15.0%	25.0%	16.0%
2021/22	15.0%	25.0%	6.0%

## DOWNWARDS CAP

Property Size*	Small	Medium	Large
2017/18	20.0%	10.0%	4.1%
2018/19	30.0%	15.0%	4.6%
2019/20	35.0%	20.0%	5.9%
2020/21	55.0%	25.0%	5.8%
2021/22	55.0%	25.0%	4.8%

\*Medium is above £28,000 in London and £20,000 elsewhere. Large is above £100,000.

## EMPTY RATES

100% business rates are due on empty commercial properties with an RV of £2,900 and above. Exemptions are applicable when premises become vacant.

Property Type	Allowance
Empty Offices and Retail Premises	3 month initial exemption
Empty Industrial Premises	6 month initial exemption

## SMALL BUSINESS RATE RELIEF

RV	Relief
£0 - £12,000	100%
£12,001 - £14,999	Tapered relief
Criteria	
Businesses may qualify if they occupy one main property and other additional properties, providing that the additional properties do not have individual RVs of more than £2,899	

Any business coming out of small business rate relief will benefit from a cap which prevents the rate that it pays from going up by more than £50 per month.

# WALES

## NON-DOMESTIC RATING MULTIPLIERS

Rate year	All properties
2016/2017	48.6p
<b>2017/2018</b>	<b>49.9p</b>

## EMPTY RATES

The same rules currently apply as in England.

## SMALL BUSINESS RATE RELIEF

RV	Relief
0 - £5999	100%
£6000 - £12000	Tapered

Following the revaluation, transitional relief will be implemented to support ratepayers whose eligibility for Small Business Rate Relief (SBRR) has been affected as a result of the revaluation.

The transitional relief scheme will assist ratepayers in receipt of SBRR on 31 March 2017, experiencing a reduction in the percentage of SBRR they are entitled to on 1 April 2017, due to increases in their rateable value following the revaluation.

# SCOTLAND

## NON-DOMESTIC RATING MULTIPLIERS

Rate year	Large	Small
2016/2017	51.0p	48.4p
<b>2017/2018</b>	<b>49.2p</b>	<b>46.6p</b>

## EMPTY RATES

100% business rates are due on empty commercial properties with an RV of £1,700 and above. Exemptions are applicable when premises become vacant.

Property Type	Allowance
Empty Offices and Retail Premises	50% exemption for 3 months, followed by 10% relief.
Empty Industrial Premises	6 month initial exemption, followed by 10% relief.

## THE SMALL BUSINESS BONUS SCHEME

Ratepayers who occupy, or are entitled to occupy a non-domestic property which has an RV of £18,000 or less, may be eligible for relief as set out below:

RV	Relief	Criteria
£0 - £15,000	100%	You can get business rates relief through the Small Business Bonus Scheme (SBBS) if the combined rateable value of all your business premises in Scotland is £35,000 or less.
£15,001 - £18,000	25%	
£18,001 - £35,000	25% on individual properties each with an RV up to £18,000.	

The Scottish government has committed to retain the small business bonus scheme until at least 2021.

# COLLIERS RATING TEAM HIGHLIGHTS



SINCE 2010 WE HAVE SAVED OUR RATING CLIENTS OVER **£500M**

THE RATING TEAM ACCOUNTS FOR MORE THAN **10%** OF THE **COLLIERS UK WORKFORCE**



OUR TEAM HAS **4 RICS RATING DIPLOMA HOLDERS,** MORE THAN ANY OTHER PRIVATE SECTOR ORGANISATION



THE **ACCURATES** TEAM HAVE SUCCESSFULLY RECOVERED SAVINGS OF **£150M+**



# BUSINESS RATES

## 2017/18 | UK & IRELAND



### HOW WE CAN HELP

With the 2017 Rating List commencing imminently, understanding your business rates has never been more important.

The business rates your organisation pays can often be one of your largest liabilities. This means it's important to ensure your rateable value is 100% correct.

Whether it's challenging the rateable value of your property, ensuring you're not being overcharged on current or historic rates bills, or managing the rating liability of complex portfolios, our goal is to limit the financial and practical impact business rates have on your business.

Offering a complete range of rating services across the UK, we can manage and minimise your rates liability to save you money and help you plan more effectively for business success. All our services are delivered by our team of Colliers rating professionals, as well as our team of UK business rates forensic auditors known as Accurates. This means, whatever your business rates requirement, we have the skills and experience to deal with it on your behalf.

With a tailored approach to finding solutions that meet your specific business rates and portfolio needs, we can help reduce your liabilities and uncover hidden savings in a number of key areas, particularly if you'd like to:



**REDUCE YOUR PROPERTY'S RATEABLE VALUE**



**MANAGE YOUR BUSINESS RATES BETTER**



**SECURE MAXIMUM RATES RELIEF**



**REVIEW YOUR HISTORIC BUSINESS RATES AND COUNCIL TAX CHARGES**



**REDUCE YOUR EMPTY PROPERTY COSTS**

Talk to one of our team today about how we can manage your business rates liability, or other property and business transaction costs.

Call **0800 3583230** or email [rating@colliers.com](mailto:rating@colliers.com)

Or to learn more visit:  
[www.colliers.com/businessrates](http://www.colliers.com/businessrates)

### CHECK, CHALLENGE, APPEAL

The Government has introduced a new appeals system for 2017, known as Check, Challenge, Appeal (CCA). The new system will significantly increase the complexity surrounding appeals and will also add to the cost. It places the onus on the ratepayer to check the assessments before challenging and appealing. The strength of our team ensures that the quality and accuracy of information provided to the VOA will enable the process to be concluded without undue delay or unnecessary costs of appeal and you will reap the benefit of early receipt of savings.

When the CCA process commences you can be assured that Colliers will react to align our team and service to protect your interests.

### SPRING BUDGET 2017 UPDATE



There will be a **£1,000** discount on business rate bills for all pubs with rateable value of less than **£100,000**.

A **£300m** fund for local councils to offer discretionary relief to the worst-hit companies was announced.

### NORTHERN IRELAND

The current Non-Domestic Rating List took effect on 1 April 2015 and appeals against rateable value are time restricted to the financial year in which they are lodged, for example changes resulting from an appeal lodged before 02 April 2017 will be backdated to 01 April 2016, after this date changes can only be amended to 01 April 2017. The Business Rate Poundages are made up of two elements – a District Rate fixed by District Councils to meet the cost of local services and a uniform Regional Rate, fixed by the Northern Ireland Assembly to cover the costs of services such as education, roads, housing and social services. Due to the calling of a Northern Ireland Assembly election in March, the 2017/18 rate poundages are yet to be announced.

Further information and advice on appeals is available by contacting our Belfast office +44 9024 1500.

### REPUBLIC OF IRELAND

Different rules apply to the Republic of Ireland. For the most up-to-date information, please contact our Dublin office on +353 1 633 3700.

### OUR PEOPLE

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