



ESSENTIAL RATING DATA

Accelerating success.



ENGLAND

Non-domestic rating multipliers (Uniform Business Rate poundages)

From 1 April 2008 the Government amended legislation to levy 100% business rates on commercial properties in England and Wales that have been empty for three months or more, or six months in the case of industrial and warehouse property. For the rate year 2011/2012, the threshold at which empty property becomes liable for business rates has reverted to £2,600 in England and Wales.

Rate year	Large	Small
2009/2010	48.5p	48.1p
2010/2011	41.4p	40.7p
2011/2012	43.3p	42.6p
2012/2013	45.4p* (estimated)	44.7p* (estimated)
2013/2014	47.6p* (estimated)	46.9p* (estimated)
2014/2015	49.9p* (estimated)	49.2p* (estimated)

* based on estimated inflation factor of 5%

For 2011/2012, the multiplier for the City of London is 43.7p.

The Greater London Authority has levied 2p per £1 RV supplement on properties with Rateable Values (RV) above £55,000 since April 2010 to assist with funding Crossrail's development.

From 2005/2006 businesses that qualify for Small Business Rates Relief (SBRR) have the small (i.e. lower) business multiplier used for liability calculations.

A business may apply for SBRR if the aggregate of the RV of its properties is less than £18,000 (£25,500 in London) and only one property is assessed at above £2,600 rateable value. The temporary one year increase in SBRR to 30 September 2011 has been extended a further year to 30 September 2012.

Transitional arrangements

The Government introduced a five year transitional scheme from 1 April 2010.

Maximum annual increase in rates payable

	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015
Large properties	12.5%	17.5%	20%	25%	25%
Small properties	5%	7.5%	10%	15%	15%

Maximum annual decrease in rates payable

	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015
Large properties	4.6%	6.7%	7%	13%	13%
Small properties	20%	30%	35%	55%	55%

In England, the definition of a large property is one for which the RV (as at 1 April 2010) is over £18,000 (£25,500 in London).

Business Rate Supplement (BRS) & Business Improvement Districts (BIDS) (including Crossrail Supplement)

Legislation exists to enable levying authorities to levy a supplement of 2p per £1 RV (for properties with an RV over £50,000) to support economic development in the area.

A number of BIDS already exist for various billing authorities.

WALES

Non-domestic rating multipliers (Uniform Business Rate poundages)

There is no transitional phasing scheme in operation in Wales for the 2010 rating revaluation.

Rate Year	All properties
2009/2010	48.9p
2010/2011	40.9p
2011/2012	42.8p
2012/2013	44.9p* (estimated)
2013/2014	47.1p* (estimated)
2014/2015	49.4p* (estimated)

* based on estimated inflation factor of 5%

A Small Business Rate Relief Scheme was introduced from 1 April 2007 and was extended further in April 2010. The temporary one year increase in SBRR to 30 September 2011 has been extended a further year to 30 September 2012.

Summary of Rates Relief available from April 2010:

Most business premises

- 50% relief for rateable value up to £2,400
- 25% relief for rateable value between £2,401-£7,800

Post Offices

- 100% relief for rateable value up to £9,000
- 50% relief for rateable value between £9,001-£12,000

Child care premises (until 31 March 2012)

- 50% relief for rateable value up to £12,000

Certain retail premises (until 31 March 2012)

- 25% relief for rateable value between £7,801-£11,000

Credit Unions (until 31 March 2012)

- 50% relief for rateable value up to £9,000

SCOTLAND

Non-domestic rating multipliers (Uniform Business Rate poundages)

From 2010/2011, the large multiplier applies to assessments greater than RV £35,000.

Rate year	Large	Small
2009/2010	48.5p	48.1p
2010/2011	41.4p	40.7p
2011/2012	43.3p	42.6p
2012/2013	45.4p* (estimated)	44.7p* (estimated)
2013/2014	47.6p* (estimated)	46.9p* (estimated)
2014/2015	49.9p* (estimated)	49.2p* (estimated)

* based on estimated inflation factor of 5%

The Small Business Bonus Scheme

The Small Business Bonus Scheme commenced 1 April 2008. Ratepayers who occupy or are entitled to occupy a non-domestic property which has a rateable value of £18,000 or less may be eligible for a discount on the rate poundage, as set out below:

Combined rateable value of all premises in Scotland	
Percentage relief available, subject to eligibility	
Threshold rateable value	2011/2012
100% relief	up to £10,000
50% relief	£10,001 - £12,000
25% relief	£12,001 - £18,000
25% relief	25% on each individual property with a rateable value not exceeding £18,000 (upper limit for cumulative RV is £25,000)

Transitional arrangements

The Scottish Executive abolished Transitional Relief with effect from 1 April 2010. All rate demands are now based on the property Rateable Value multiplied by the appropriate non-domestic multiplier stated above.

Empty properties

The scheme grants 100% exemption to properties which are empty for the first three months and 50% thereafter. However, some properties such as industrial and listed buildings and properties with rateable values of less than £1,700 receive a permanent exemption. Changes to empty rating legislation have been proposed but not yet introduced.

Renewable Energy Relief & Rural Rate Relief

Relief is available for certain properties and further information is available by contacting us.

Large Retail supplement

The Scottish Executive will not currently be proceeding with this supplement.

IRELAND

Different rules apply to Ireland and Northern Ireland. Further information is available by contacting us.

GENERAL

Interest on refunds

The appropriate rate of interest depends on the period when the overpayment occurred, not when the refund is paid. The actual rate of interest on rate overpayments is calculated using a statutory formula linked to the base rate quoted by 'reference banks' on 15 March each year.

Rate year	Rates of interest upon refunds of overpaid rates
2005/2006	3.75%
2006/2007	3.50%
2007/2008	4.25%
2008/2009	4.25%
2009/2010	0.00%
2010/2011	0.00%
2011/2012	0.00%

Business Rates Deferral Scheme

In 2008, a deferral scheme was introduced for England, Scotland and Wales, enabling ratepayers to spread part of the increases for 2009/10 over three years.

Backdated Liabilities

The Government has legislated to cancel certain significant backdated business rates bills, e.g. for businesses in ports.

Business Reply
License Number
RLZU-CSAG-YKLC



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2010 RATING VALUATION

New rateable values for commercial property came into effect on 1 April 2010 in England, Wales and Scotland as part of an established five yearly cycle which effectively allows the Government to adjust rateable values in line with changes in the commercial markets.

These assessments are broadly based on key rental values as at 1 April 2008. The 2010 Revaluation will have a significant effect on your business rates for the next five years. Thus, it is important to seek professional advice to reduce your rates now and formulate a strategy to minimise rates liability in the future.

With offices across the UK and Ireland, our highly experienced team can service private and public sector clients with holdings of traditional or specialist property of any size, in any location.

To find out how we can help, please call 0844 561 2010 or return this pre-paid card.

EMPTY RATES

From 1 April 2008 in England and Wales, 100% liability for rates has applied to commercial buildings after an initial void period of three months, and to industrial and distribution facilities after six months. Exemption still applies to listed buildings and properties 'owned' by companies in administration.

For the rate year 2011/2012 the threshold at which empty property becomes liable for business rates has reverted to rateable value of £2,600 in England and Wales.

How we can help

We played a key role in the consultation that preceded the new legislation's introduction, helping to limit its impact on owners of empty properties.

With a legal consultant on board, we can offer proactive advice on managing and minimising rate liabilities now and in the future.

We can ensure compliance with new and existing legislation.

Examples of how existing clients have saved money can be found at www accurates.com/case_studies/

To find out how we can save you money, please call +44 121 265 7588.

The data and information contained in this document is not intended to be definitive advice and no responsibility can be accepted by Colliers International for loss or damage caused by reliance upon it.

RATING

The Colliers International Rating team operates throughout the UK and Ireland from offices in central London and major regional centres. The members of the team have all been involved in the last five rating revaluations and have a wide experience in all aspects of rating, including appearance at Valuation Tribunals.

OUR SERVICES

Rating Valuation and Appeals

The team has an established track record of achieving significant rate savings on all types of commercial and industrial property for both owners and occupiers. Savings are achieved by challenging rateable values and ensuring other aspects of rating valuation are properly applied to the advantage of our clients.

Accurates Rating Compliance & Audit

The Accurates team provides a comprehensive 'health-check' in relation to occupied and unoccupied business rate charges and rebates (current and historic). The team can ensure accuracy of calculation, compliance with legislation and added-value that is clear and measurable.

Our growing team consists of forensic rating compliance audit specialists who are Institute of Revenues Rating and Valuation qualified, former local authority revenues officers with over 170 years combined experience, who work closely with our data and systems analysts.

Material Changes of Circumstances

It may be possible for us to propose an alteration to the rateable value of your property if it is affected by:

- A change in its physical state (e.g. demolishing part of it)
- A change in use
- A physical change in locality
- A change in the use of a neighbouring property
- A change of owner or occupier
- Disturbance (e.g. road or redevelopment works)

Rate Account Management

Colliers International was one of the first firms to recognise the benefit of a full rate account management service. Our team checks rate demands, ensures that all refunds and credits are claimed, and makes payments to billing authorities. Clients are provided with full traceable accounts.



OUR CONTACTS

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