

SUCCESS STORY

THE FULL TREATMENT – THOROUGH EXAMINATION BY RATING TEAM ACHIEVES
£875,000 SAVING FOR HEALTHCARE TRUST

TEAM – RATING BIRMINGHAM

Graham Ryall
Director
0121 265 7579
graham.ryall@colliers.com

STATISTICS
£875,000 savings

SERVICES PROVIDED

Rating Valuation

www.colliers.com/uk

CHALLENGE

Colliers International rating team was retained by a healthcare trust to advise on all matters relating to its rate liabilities. In that capacity, we advised our client that we submit appeals on two major acute hospitals in Birmingham.

STRATEGY

The hospitals were undergoing extensive changes over a long period. It was crucial for our rating specialists to gain detailed, in-depth knowledge of each of the hospitals and maintain a close relationship with our client to fully understand the effects of the ongoing redevelopment works.

In addition, we were able to use a memorandum of agreement for NHS hospitals, reached between the Valuation Office Agency and private practice rating advisors, to maximize savings.

SERVICES

- Initial recommendation and advice from a professional rating surveyor;
- Detailed measuring survey allowing instigation of procedures to ensure the lowest level of liability is being charged;
- Full analysis of subject property rental transaction, if applicable, and transactions based on comparable properties in the marketplace;
- Proactive lead in discussions with the Valuation Office to ensure best result for our client;
- Provision of additional advice and recommendations on Valuation Office forms of return, Small Business Rate Relief and applications to local authorities on vacant areas of commercial properties;
- Continued rating advice and support throughout the life of the rating list;
- Direct internal link to all of Colliers International's commercial property services, providing wide range of support for all types of commercial property.

RESULTS

Our efforts were rewarded with a reduction in rateable value of almost £450,000, generating actual cash savings for our client of around £875,000.