

BUSINESS RATES 2018/19 | UK & IRELAND



HOW WE CAN HELP

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

Or to learn more visit:
www.colliers.com/businessrates

CHECK, CHALLENGE, APPEAL

The Government has introduced a new appeals system from 2017, known as Check, Challenge, Appeal (CCA). The new system has significantly increased the complexity surrounding appeals and has also added 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.

Now that the CCA has commenced, you can be assured that Colliers has aligned our team and service to protect your interests.

SPRING STATEMENT 2018 UPDATE



THE NEXT RATE REVALUATION WILL BE IN APRIL 2021.

Revaluations will then be every 3 years.

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 2018 will be backdated to 01 April 2017, after this date changes can only be amended to 01 April 2018. 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. The next rate revaluation will be in 2020 and then every three years after that.

Further information and advice on appeals is available by contacting John Webber on +44 7795 010 130.

REPUBLIC OF IRELAND

Different rules apply to the Republic of Ireland. For the most up-to-date information, please contact John Webber on +44 7795 010 130.

OUR PEOPLE

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accurates.com



ENGLAND

NON-DOMESTIC RATING MULTIPLIERS

Rate year	Large	Small
2017/2018	47.9p	46.6p
2018/2019	49.3p	48.0p

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

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 2018/19 are therefore, large - 49.8p and small - 48.5p.

TRANSITIONAL ARRANGEMENTS

A new transitional scheme was 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%

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%

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

EMPTY RATES

100% relief is granted on vacant properties with an RV of below £2,900 and vacant listed buildings. Empty property relief can be applied for on other properties as below:

Property Type	Allowance
Empty Offices and Retail Premises	100% exemption for 3 months
Empty Industrial Premises	100% exemption for 6 months

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
2017/2018	49.9p
2018/2019	51.4p

EMPTY RATES

The same rules currently apply as in England.

SMALL BUSINESS RATE RELIEF

RV	Relief
0 - £5999	100%
£6000 - £12000	Tapered
Limit of two properties per business per local authority	

From 1 April 2018, each ratepayer can only receive relief on two properties per billing authority. If a ratepayer has more than two hereditaments below £12,000 RV within a billing authority, the relief will be applied to the two most beneficial properties. If a property is empty it will not be included in the Small Business Rate Relief calculation.

SCOTLAND

NON-DOMESTIC RATING MULTIPLIERS

Rate year	Large	Small
2017/2018	49.2p	46.6p
2018/2019	50.6p	48.0p

For 2018/19 the large multiplier applies to assessments with an RV above £51,000.

EMPTY RATES

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 the first 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 apply for relief through the SBBS if the combined RV of multiple properties is less than £35,000.
£15,001 - £18,000	25%	
£18,001 - £35,000	25% on each individual property with a rateable value not exceeding £18,000 (upper limit for cumulative RV is £35,000)	

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

HOSPITALITY RELIEF

The Scottish Government has introduced a relief for the hospitality sector which caps any increase in rates liability to 14.75% in 2017/18 and 32.9% in 2018/19. This cap is subject to the European State Aid De Minimis limit and is not mandatory. An application form to apply for the relief should be sought from the relevant local authority.

COLLIERS RATING TEAM HIGHLIGHTS



SINCE 2010 WE HAVE SAVED OUR RATING CLIENTS OVER **£1 Billion**

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 **£200m**

