

The 2017 Rating List

How does it affect me? Your rates liability could go up or down but either way it should be investigated to ensure the Rateable Values (RV) is correct! No ratepayer should pay more than they need to.

Are there key dates? Yes, there are and these are as set out below;

- **1st April 2015** – Why is this important? It's known as the Antecedent Valuation Date (AVD). This is valuation the date from which 2017 RVs will be calculated.
- **30th September 2016** – The Valuation Office Agency (VOA) will publish a draft Rating List of every RV in England and Wales and will be available for inspection although no formal challenge will be permitted until 1st April 2017; it is understood that if factual errors are brought to the VOA's attention these may be rectified prior to 1st April 2017.
- **Mid to late October 2016** – The Uniform Business Rate (UBR) and the Government's Transitional Arrangements will be known; following this, Conneely Tribe can provide you with budget figures of your rating liability for the period commencing 1st April 2017 onwards.
- **31st March 2017** – The last opportunity to lodge an appeal against the 2010 RV. It could be more important than immediately meets the eye as reducing this RV may have a positive effect on the transitional calculations from 1st April 2017 onwards.
- **1st April 2017** – The new Rating List will come into effect, replacing the 2010 Rating List. From this point on you can challenge your RV.

So what's new? A revolutionary appeal system has been introduced which is called Check-Challenge-Appeal; what will this entail? It will be a three-stage process where time will be of the essence and may ultimately lead to a small charge being made to lodge an appeal. The stages are as follows:

1. **Check** – This happens by way of an initial/preliminary enquiry to establish whether the property's RV is based on accurate and factual information. The Check stage is designed to establish matters in dispute with the VOA. If the VOA accepts the factual changes then they will amend the RV. However, if they cannot be resolved you can proceed to the Challenge stage:
2. **Challenge** – A detailed report will be lodged outlining arguments, supporting evidence and the proposed new RV. Discussions will be held with the VOA who may then issue a Decision Notice whether to alter the RV. If agreement cannot be reached the matter will then progress to the Appeal stage.
3. **Appeal** – An appeal may be lodged with the Valuation Tribunal (VT) which is independent of the VOA. This differs from all previous Rating Lists as appeals have always been made directly to the VOA. The VT will consider whether the VOA has made the correct decision in respect of the evidence presented at the Challenge stage.

For the first time, there will be a sliding scale of charges of up to £300 to make such an appeal. In the event the appeal is successful, the cost of making the appeal would be refunded.

Any other changes? There are! For the first time ratepayers will not be sent a notice from the VOA advising them of their new RV. You can find out about the 2017 RV by contacting Conneely Tribe or by consulting the draft Rating List on the VOA web-site.



Businesses and organisations need to plan for the future, how can Conneely Tribe help? Well, we can provide budget figures for a five year period commencing 1st April 2017; the first year will be accurate and the subsequent years will be estimates based on well-reasoned assumptions. As yearly announcements are made the budget figures can be revised.

What action should you take? As your appointed surveyors, Conneely Tribe would investigate your RV to ascertain whether or not it should be challenged. Preliminary investigations can commence as soon as the draft Rating List is published on 30th September 2016.

How can I get the ball rolling? Contact Conneely Tribe and the investigation can begin once instructed; if the RV is excessive you can rest assured that every effort will be made to achieve the right result for you.

What might it cost? Generally, we are able to approach this kind of work on a performance-related no-win, no-fee basis linked to a percentage of the reduction in liability achieved. Where cases are heard at VT, different fee arrangements may apply.

