

Navigating Business Rates takes leadership

RATING DATA CARD 2016/17



LEADERS IN
BUSINESS RATES



GERALDEVE

ENGLAND

Uniform business rates (UBR)

Rate year	Large	Small
2009/10	48.5p	48.1p
2010/11	41.4p	40.7p
2011/12	43.3p	42.6p
2012/13	45.8p	45.0p
2013/14	47.1p	46.2p
2014/15	48.2p	47.1p
2015/16	49.3p	48.0p
2016/17	49.7p	48.4p

From 2012/13, occupied properties with Rateable Values (RV) below £18,000 (£25,500 in London) have the small UBR used in their liability calculations. For prior years, only businesses that qualified for Small Business Rates Relief (SBRR) had the small UBR used.

A business can apply for SBRR if the aggregate of the RVs of its properties is below £18,000 (£25,500 in London) and only one property is assessed at RV £2,600 or above.

The City of London Corporation imposes a 0.5p UBR surcharge from 1 April 2016. For previous years it was 0.4p. From 1 April 2010, all properties in London with assessments above RV £55,000 pay a Business Rates Supplement for Crossrail of 2p per £ RV.

Transitional arrangements

Maximum annual increases in rates payable

Rate year	Large properties		Small properties	
	in real terms	after inflation	in real terms	after inflation
2010/11	12.5%	10.9%	5.0%	3.5%
2011/12	17.5%	23.0%	7.5%	12.6%
2012/13	20.0%	26.7%	10.0%	16.2%
2013/14	25.0%	28.4%	15.0%	18.1%
2014/15	25.0%	27.4%	15.0%	17.2%

Councils are able to grant continuing protection in 2015/16 (and potentially 2016/17) to properties whose liabilities were subject to transitional relief in 2014/15, as follows:

- Maximum annual increases of 15% before inflation adjustment for RVs below £18,000 (below £25,500 in London).
- Maximum annual increases of 25% before inflation adjustment for RVs between £18,000/£25,500 and £50,000.

Maximum annual decreases in rates payable

Rate year	Large properties		Small properties	
	in real terms	after inflation	in real terms	after inflation
2010/11	4.6%	5.9%	20.0%	21.1%
2011/12	6.7%	2.3%	30.0%	26.7%
2012/13	7.0%	1.8%	35.0%	31.4%
2013/14	13.0%	10.7%	55.0%	53.8%
2014/15	13.0%	11.3%	55.0%	54.1%

In England, a large property is defined as one for which the RV as at 1 April 2010 is £25,500 or more in London, or £18,000 or more elsewhere.

SCOTLAND

Uniform business rates (UBR)

Rate year	Large	Small
2009/10	48.5p	48.1p
2010/11	41.4p	40.7p
2011/12	43.3p	42.6p
2012/13	45.8p	45.0p
2013/14	47.1p	46.2p
2014/15	48.2p	47.1p
2015/16	49.3p	48.0p
2016/17	51.0p	48.4p

The large UBR applies to assessments greater than RV £35,000.

Ratepayers with aggregate assessments below RV £18,000 qualify for rates relief between 25% and 100%.

Where the cumulative RV falls between £18,000 and £35,000 (£25,000 prior to 01/04/2014), 25% relief is available to properties up to RV £18,000.

There are no transitional arrangements in Scotland.

WALES

Uniform business rates (UBR)

Rate year	All properties
2009/10	48.9p
2010/11	40.9p
2011/12	42.8p
2012/13	45.2p
2013/14	46.4p
2014/15	47.3p
2015/16	48.2p
2016/17	48.6p

Most occupied properties with assessments up to RV £6,000 continue to pay no rates in 2016/17. Those with RVs between £6,001 and £12,000 receive relief on a tapered basis.

There are no transitional arrangements in Wales.

Rate deferment scheme

Ratepayers were able to elect to defer 3.2% of their 2012/13 liabilities. Deferred sums were repayable in equal amounts in 2013/14 and 2014/15.

Interest on refunds

Rate year	Rates of interest upon refunds of overpaid rates
2005/06	3.75%
2006/07	3.50%
2007/08	4.25%
2008/09	4.25%

From 2009/10 no interest has been payable on refunds of overpaid rates

The rate of interest appropriate depends on the period when the overpayment occurred, not when the refund is paid.

GERALD EVE'S UK OFFICE NETWORK

Gerald Eve is the pre-eminent business rates adviser. We've saved our clients £2.2bn since 2010 and we are the UK's largest outsourced ratepayer managing over £1bn per annum.

We are very keen to tell you more about our approach and how we can assist you, so please contact Jerry Schurder, Head of Business Rates on +44 (0)20 7333 6324, jschurder@geraldve.com on twitter @jerryschurder or your usual Gerald Eve contact to find out more.

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