

THERE'S A REVALUATION IN 2017!

SO IT'S TIME FOR NURSERIES TO BE FAIRLY ASSESSED FOR BUSINESS RATES. BUT YOU MUST APPEAL!

Over the last 5 years, we have undertaken a number of appeals in the nursery sector. There is no consistency in approach or fairness in general in the way nursery properties are assessed for rates; in some cases, we are seeing similar sized nurseries (in terms of Registration) having completely different Assessments.

The reason for this is there are a number of rental transactions in the market which the Assessor is now trying to utilise as evidence in setting your Rateable Value (RV). It is therefore important that you seek professional advice before agreeing to these rentals with landlords as this could have a detrimental effect on the rates you pay going forward.

There is to be a nationwide Revaluation of all commercial property, including Nurseries, due on 1 April 2017 and you will have a fresh right of appeal from that date.

It is likely you will receive a new Valuation Notice with your new Assessment from September 2016 onwards and you will pay business rates at approximately £0.50 Poundage Rate on the new Assessment.

The Rates Appeal system can be a complex and daunting process. However, we will carry out the Appeal on your behalf on a predominantly success related basis. Furthermore, with the Poundage Rate set to rise, this can also impact on the amount of business rates you pay even if your Rateable Value increases only by a relatively small amount.

Quite simply, you want your Rateable Value to be as low as it can be. There are also a number of Reliefs available which may be beneficial to your business if the Rateable Value can be reduced.

Below we highlight some recent successes and savings we have obtained for our Nursery operator clients:



"After looking into my business rates and getting nowhere, businessratesadvice.com did what we couldn't and saved us a massive £60,000 over 3 years."

MEG DALY, OWNER, ABBEY MILL CHILDCARE CDN



Reduction in RV from £84,500 to £60,000.

ENCHANTED FOREST CDN,
ROBROYSTON



Reduction in RV from £30,250 to £15,200;
rates saving more than £35k over 5 years.

WHITECRAIGS CDN,
STIRLING



Saved client £10,000 per year following appeal.

ENCHANTED FOREST CDN,
THORNIEBANK



Reduction in RV from £52,000 to £29,500;
rates saving £44,500 until next revaluation.

GREENAPPLE CDN,
HAMILTON

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