



EMPTY PROPERTY RATES



New regulations for the rating of empty properties came into effect on 1st April 2008. From that date the following regulations apply:-

Property Type	Rate Free Period	Thereafter
Industrial/Warehouse	6 months	Full Rates
Shops, Offices & Other Commercial	3 months	Full Rates

Notes:

1. The Rate Free Period is calculated from the date the building first became empty and not from 1st April 2008.
2. Vacant listed buildings qualify for 100% rates relief whilst unoccupied.
3. Charities and other non profit making bodies may claim up to 100% void rates relief on any vacant properties.
4. Vacant properties where the occupier is in receivership also qualifies for 100% void rates relief.
5. The rates liability of partly occupied property has the same treatment as shown above for the part which is vacant.
6. In addition to the above, there is exemption from payment of empty property rates for Small Properties with an RV of less than £18,000 for Rate Years 2009/10 and 2010/11; but for 2011/12, the RV threshold is reduced from RV £18,000 to RV £2,600.

If you have properties affected by empty property rates, send a copy of your rates bill to us at Kilpatrick & Co by fax on 01793 616378 and we will endeavour to find ways of reducing your rates.

Kilpatrick & Co – Professional Advice Maximising Cost Savings for You!



Who are We ?

Kilpatrick & Co is an independent firm of Commercial Property Consultants, practising under the Code of Conduct of the Royal Institution of Chartered Surveyors (RICS). We are based in Swindon and are part of the Association of Independent Commercial Property Consultants (AICPC), a unique network of 8 independent specialist surveying firms covering the M4, M40 and M5 Corridors.

Our Expertise

- Kilpatrick & Co have successfully handled appeals on **all types of properties**, including shops, offices, factories, warehouses, motor trade properties, leisure centres, hotels, nightclubs, racehorse training establishments and snooker clubs.
- Successful appeals have been handled in over 50 towns **across the country** from Liverpool, Manchester, Birmingham and London to towns in our home territory of Swindon and the M4, M40 and M5 Corridors.
- The assembly and interpretation of rental evidence will be one of the **key areas** in determining the success of an appeal under the 2010 Rating Lists. Kilpatrick & Co hold data on nearly 100 towns across the UK.
- Familiarity with the appeal process, regulations and case law and the numerous changes thereto ensure that we can provide **specialist advice** to give your appeal the best possible chance of success.
- We keep abreast of all such changes so that the appropriate action can be taken on your behalf and **opportunities** to reduce your rates **seized**.

Our Aims?

- ❖ *To Use Our Expertise*
- ❖ *To give Your Appeal the Best chance of Success*
- ❖ *To Reduce your Rates*
- ❖ *To Save You Money*

CAN WE HELP YOU?

Contact: Andrew Kilpatrick BSc FRICS ACI Arb IRRV
Chartered Surveyor - Rating Appeal Specialist
Joint Author of The Businessman's Guide to Rating

Don't get caught out by the Rogue Rating Advisors

Consult the professionals!



 **01793 643101**

NB. Kilpatrick & Co support the Rating Consultancy Code of Practice, issued by the RICS/IRRV/RSA.

OUR SERVICES

Agency:

- *Sales and lettings*
- *Acquisitions*
- *Marketing Campaigns*
- *Market Research & Analysis*
- *Regional Property Searches*

Development:

- *Site Searches & Assembly*
- *Development Appraisals*
- *Project Management*

Investment:

- *Disposals*
- *Acquisitions*
- *Portfolio Management*

Professional Services:

- *Valuations*
- *Rent Reviews*
- *Lease Renewals*
- *Business Rate Appeals*
- *Arbitration & Expert Witness*
- *Compulsory Purchase Compensation*
- *Capital Gains Tax*
- *Inheritance Tax/SDLT*

Management:

- *Rents & Service Charge Collection*
- *Tenant Supervision and Liaison*

Building Surveying:

- *Structural Surveys*
- *Dilapidations*
- *Schedules of Condition*
- *Planned Maintenance Programmes*
- *Building Work Design & Supervision*
- *Town Planning and Building Control*



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