



Using Our Skills & Professional Expertise to win Rating Appeals and Save you Money !



Chartered Surveyors, Commercial Property Consultants, Agents, Managers & Valuers

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Associated Offices: Bristol, Swindon, Newbury, Reading, Oxford, Abingdon, Banbury, High Wycombe, Aylesbury, Amersham, Slough

Regulated by RICS

2010 Rating Revaluation

What is it?

- The 2010 Rating Revaluation is a national revaluation of all retail, commercial and industrial properties (i.e. non domestic) for rating purposes.
- It comes into effect on **1st April 2010**.
- All properties are to be given new Rateable Values, to be shown in new 2010 Rating Lists.
- The new Rateable Values are based on rents prevailing as at 1st April 2008; the old Rateable Values were based on rents as at 1st April 2003.

How will it affect you?

This depends on:-

1. The change in Rateable Value for your property;

Since the 2005 Rating Revaluation the rate of increase (and decrease) in rents has varied widely from town to town and from one type of property to another. Hence, there will be a wide variation in the change of Rateable Values. The average increase across England and Wales is estimated to be circa 13%, but there will be a wide range of increases and some decreases.

2. The Uniform Business Rate (UBR) set for 2010/11 – and its rate of increase over the 5 year lifespan of the 2010 Rating Lists;
3. Whether and the extent to which your property is affected by the new transitional provisions, phasing in rate increases and decreases.
4. Whether affected by Small Business Rate Relief or supplementary UBR's or BID surcharges.

because normally: **Rateable Value x UBR = Rates Payable** (before transitional provisions, surcharges and reliefs).

Timetable for 2010

Summer 2009:	Draft UBR & Transitional Scheme announced
October 2009:	Draft Rating Lists published
October 2009 (from):	Summary Valuations provided by Valuation Office to ratepayers
October 2009 (from):	National Schemes of Valuation disclosed by Valuation Office
October/November 2009:	UBR's and Transitional Scheme confirmed
February/March 2010:	Rates Bills for 2010/11 issued by Billing Authorities
From 1 April 2010:	Appeals can be made against new Rateable Values

Action Now

- Ask us to carry out an audit of your current rates bill to verify you are not being overcharged.
- Ask to look at your new 2010 Rateable Value and check the valuation.
- Are you claiming all the rate reliefs you are entitled to claim or are there any new reliefs you could claim?
- Are you currently negotiating a lease renewal or rent review? If so, be aware the outcome could have a large influence on your rates liabilities for the next 5 years. We may be able to help you reduce both rent and rates.

NB. Kilpatrick & Co are offering a free Rates Bill checking service. Please send a copy of your rates bill by fax to 01793 616378 or by post. Alternatively ring us on 01793 643101 to discuss how we can help you on the 2010 Rating Revaluation.

*Using our Skills to Save you
Money on Rates !*



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. Thompsons 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

OUR SERVICES

Agency:

- *Sales and lettings*
- *Property Search & 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 & Independent Expert*
- *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*
- *Energy Performance Certificates*

Further details available on our website at

www.kilpatrick-cpc.co.uk

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Don't get caught out by the Rogue Rating Advisors - Consult the professionals!

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