



**WH&E** WILKS  
HEAD  
& EVE

CHARTERED SURVEYORS  
AND TOWN PLANNERS

ARE YOU READY FOR THE  
2017 REVALUATION?

# 2017 REVALUATION

Come the 1st April 2017, the long awaited Business Rate revaluation will take effect under a radical new system following extensive criticism of the existing system from Ratepayers, Billing Authorities and Agents caused by unacceptable delays in appeal resolution and the adoption of now out dated market evidence.

Although it is difficult to ascertain the exact changes in RV, forecasting predicts some localities and classes of property to experience expedient increases in RV.

However, the most significant change at Revaluation will see the way in which appeals are lodged under a new multi staged appeal system known as 'Check, Challenge and Appeal' with a greater impetus now on the appellant to provide detailed evidence from the start.

## DRAFT LIST

The 2017 Draft List was published on the 30th September 2016 and our team of experts are ready and waiting to assist with individual property analysis from confirming factual survey data to comparisons with similar properties, portfolio reviews and provide reports into the financial impact of the draft 2017 RVs.

Although the three stage appeal process will not take effect until the 1st April 2017, the period from the publication of the draft list to the commencement on the actual list will provide a time frame whereby we are able to discuss with the VOA to correct possible anomalies prior to the start of the list without removing the right to further appeal.

## CHECK, CHALLENGE, APPEAL *THE BASICS*

Whilst Check, Challenge and Appeal is an entirely new system and yet to be fully tested by stakeholders we have set out the basics as to the way in which the proposed new procedures are expected to work:-

### • Check

Prior to any appeal being lodged, the appellant must first 'Check' their assessment and validate the facts upon which the 2017 Rateable Value is based upon. Should those facts need updating the Valuation Office will correct and alter the Rating List.

### • Challenge

Should the 'Check' stage not be agreed, the appellant proceeds to 'Challenge' their assessment. This stage requires the appellant to provide a revised valuation based upon comprehensive reasoning and market evidence to support any 'Challenge'.

### • Appeal

Finally, should the assessment not be believed to be correct following either the 'Check' or 'Challenge' the appellant is entitled to 'Appeal' their assessment to the independent Valuation Tribunal at a proposed fee of £300 (lower levels of fees for making an appeal for smaller Businesses) which is refundable on appeal success.

# ARE YOU PREPARED?

Wilks Head and Eve have a long established team of highly experienced specialist rating valuers who are able to assist in providing expert advice and specialist knowledge in the field to guide you through the upcoming Revaluation and ensure your 2017 Non Domestic Rating liability is correct.

As one of the longest established independent rating specialists we are fully aware of the onus on all clients to minimise overheads, cut spending and ensure rate payments are at a minimum whilst coming under audit scrutiny.

The new procedures under Check, Challenge and Appeal will mean a radical change to the way in which the appeals procedure works and is managed but we believe will result in closer working relationships between agents and clients from the outset, something we have strived to achieve over a number of years.

Wilks Head and Eve already have an extensive list of both Public and Private clients enabling us to provide our expertise to all property classes from Office space to Football Stadiums and Public Schools to Waste Transfer Sites.

Not only do we rely on previous experience, we are continuously involved in a dialogue with the VOA so called 'central negotiations' for property classes including educational and leisure giving us what we believe to be a competitive advantage over other Rating agents.

WHE Specialist Rating Staff are specially trained in ensuring the best professional service is available to all cliental whilst providing a competitive pricing structure and minimising the impact upon staff resources.

**Please feel free to contact any of our team for specific or informal advice on any rating matters:-**

- Portfolio Reviews
- 2017 Rating Appeals
- Tribunal Representation
- S44a Appeals
- Rate Audit
- Empty Rates Mitigation
- Payment of rates
- Client account management



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