

2017 Business Rate Revaluation

- **Draft Rateable Values Published**
- **Business Rate Consultation: Transitional Arrangements**

For previous briefings on the 2017 Business Rate Revaluation please see [here](#) and [here](#).

Draft Rateable Values Published

The draft 2017 rateable values for all UK commercial properties were published on the 30th September by the Valuation Office Authority (VOA) as part of the ongoing revaluation.

Unless challenged, the rateable Values listed will be what are used to calculate your business rate liability from April 2017

It is essential that you examine the draft rateable value for your business, which can be checked quickly online by providing your postcode here:

www.gov.uk/correct-your-business-rates

Please note that the rateable value is not the figure that you will be liable for. This figure will be calculated against the 'multiplier' which is set by central government.

From our analysis it is evident that in many cases, renewable energy technologies have seen a two to three fold tax increase, although some will have also seen decreases.

It also remains the case that commercial roof top solar projects using generation for self consumption are liable for increases of six to eight times. We continue to lobby for the legislative change that will remove this discrepancy.

The REA are collecting evidence of where there may have been an over estimation of values across an industry. We will be able to present such examples to the VOA and may be able to argue for further revision of the draft rates presented today.

If you have seen a significant increase, or decrease, in your rateable value please contact [Mark Sommerfeld](#) so that the REA are able to keep a record on how the industry is being impacted.

The REA will be providing further analysis of the draft rateable values shortly.

Business Rate Consultation: Transitional Arrangements

The Department for Communities and Local Government also released a consultation on the [Transitional Arrangements for Business Rates](#). These arrangements allow for increases to be introduced gradually over a number of years, rather than hitting business with the full increase from April 2017. Rate payers facing increases will therefore see their bill capped each year at a set percentage increase.

However, transitional arrangements are to be funded by also limiting annual reductions in bills for those who have seen their rateable value decrease. For this reason, the consultation has presented two options effecting how quickly the full rateable value is introduced:

- The first option reflects how transitional arrangements have worked in previous revaluations, with full bills being reached within 5 years.
- The second option would allow for bill decreases to be implemented faster than previously, however would leave large rate payers (more than £100,000) with less protection in the first year, with a maximum increase of up to a high 45%.

The REA will be responding to this consultation and are interested in hearing your views. Our initial view is to maintain option one, but welcome further views from members.

The deadline for the consultation is the 26th October 2016. Please send comments to [Mark Sommerfeld](#).

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