

# Business Rates

Our objective is to assist clients to minimise their rating liability as far as possible by providing tailored advice.



Our business rates consultancy and portfolio management services will ensure you pay no more than you should and we have a proven track record of negotiating reductions in rateable value and rates payable across all sectors. Review our case studies at [www.fgburnett.co.uk/business-rates](http://www.fgburnett.co.uk/business-rates)

## Overview

Rateable values are set independently by Assessors and derive from their estimate of the annual rent which a property would command on the open market at the valuation or "tone date" (the date at which all valuations are benchmarked against). The net annual value and rateable value is the result of the valuation process.

## Revaluations

To ensure that rateable values reflect changes to rental values in the property market over time and that the distribution of the rates burden between ratepayers remains equitable, properties are revalued periodically by Assessors i.e. revaluations (currently every 3 years). The next revaluation will come into force on 1 April 2026 based on rental levels prevailing as at 1 April 2025.

## Our Rating Consultancy Services:

### Rates Appeals

Successful appeals lead to reduced rates liability and our services have saved clients millions of pounds. The valuation exercise is not an exact science so in addition to the correction of factual errors, frequently the rateable value of a property can be reduced by negotiation and this reinforces the benefit of appealing.

Appeals can only be made in certain circumstances and subject to statutory timeframes. Most commonly, appeals can be made at revaluation, upon acquiring an interest in a property, and in cases where a rateable value has been altered. Specific changes in circumstances can also merit an appeal.

### Rates Relief

There are a variety of rates relief schemes available depending on individual circumstances and which are controlled by a complex array of regulations, most of which are updated annually. Our expert team can provide valuable advice and make applications on clients' behalf, ensuring that you pay as little as possible.

## Rates Estimates & Mitigation Strategies

By building in the rates implication at the design and development stage, rates liability can be kept to a minimum from the outset. The type of construction, finish, service provision and sustainability credentials of a property can all have significant impacts on rateable value, rates payable and eligibility for rates relief.

## Rates Valuation Audit

We can ensure your current rateable value is accurate, fair and reasonable by undertaking a full valuation audit of your property or entire portfolio.

## Assessor & Local Authority Information Notices

The Non-Domestic Rates (Scotland) Act 2020 has given new powers to Assessors and Local Authorities to issue Civil Penalty Notices (fines) for failures to provide information. These fines are applied cumulatively and can amass to 71% of the rateable value of the property. Our team can ensure you comply by completing information notices and liaising with the relevant authorities to prevent fines.

## TO FIND OUT MORE

**Richard Foster**  
MA (Hons) MRICS  
**Director**

t 01224 597534  
m 07849 086676  
e [richard.foster@fgburnett.co.uk](mailto:richard.foster@fgburnett.co.uk)