

BUSINESS RATES

FACTS & FIGURES 2011/12



Knight Frank





2010 Rating List - Facts & Figures

ENGLAND -Uniform Business Rates					
Rate Year	England (excl London)		Greater London *		
	Large	Small	Large		Small
		(RV < £ 18,000)	(Incl. BRS)	(RV < £ 55,001)	(RV < £ 25,500)
2010/11	41.4p	40.7p	42.4p	41.4p	40.7p
2011/12	43.3p	42.6p	45.3p	43.3p	42.6p
2012/13	45.7p	45.0p	47.7p	45.7p	45.0p
2013/14	47.3p	46.6p	49.3p	47.3p	46.6p
2014/15	49.0p	48.3p	51.0p	49.0p	48.3p

* Properties located in the City of London will have additional Supplement of 0.4p

Small Business Rates Relief

Only businesses that qualify for Small Business Rates Relief (SBRR) have the Small UBR used in their liability calculations. All other properties are assessed using the large UBR.

A business can apply for SBRR if the aggregate of the Rateable Value (RVs) of its properties are below £18,000 (£25,500 in London) and only one property is assessed at above RV £2,599. Eligible businesses with a Rateable Value below £6,000 will receive 100% rate relief up until 30th September 2012, 50% thereafter. This relief is then reduced on a sliding scale of 1% for every £120 in rateable value between £ 6,001 and £12,000. Properties with an RV between £12,000 and £17,999 (25,499 in London) are charged at the Small Business Multiplier.

Business Rates Supplement

County councils, unitary district councils and the Greater London Authority all have a right to levy a business rates supplement to fund additional projects which improve the economic development of their area. The right to charge came in on the 1st April 2010 and in London, the BRS is an extra 2p on the UBR for businesses with assessments over £55,000 to fund Crossrail.

Empty Properties

From 1st April 2011, the threshold at which empty properties become liable to pay rates drops from £18,000 to £2,600.

Transitional Relief Scheme

The Transitional Relief Scheme limits for the 2010 Rating List are set out below. It is clear that businesses with large properties face bigger charges in order to subsidise smaller businesses. A small business is classified as any assessment which is under £18,000 outside London and £25,000 inside. It should be noted that the Business Rates Supplement is not subject to the transitional scheme.

Transitional Relief Scheme				
Rate Year	Caps on Increases		Caps on Decreases	
	Large	Small	Large	Small
2010/11	12.5%	5.0%	4.6%	20.0%
2011/12	17.5%	7.5%	6.7%	30.0%
2012/13	20.0%	10.0%	7.0%	35.0%
2013/14	25.0%	15.0%	13.0%	55.0%
2014/15	25.0%	15.0%	13.0%	55.0%



Wales

2011

2010 Rating List - Facts & Figures

WALES Uniform Business Rates (UBR)	
Rate Year	All Properties
2010/11	40.9p
2011/12	42.8p
2012/13	45.2p
2013/14	46.8p
2014/15	48.5p

Uniform Business Rate

In Wales there is no separate UBR supplement for large properties. The UBR is set annually, and normally only adjusted by the prevailing RPI inflation rate as at September. In the event that there is a loss in total liability collected as a result of changes to the rating list then the Government have the ability to increase the UBR in the following year to make good the shortfall.

Transitional Arrangements

There is no transitional relief scheme in Wales for the 2010 List.

Small Property Relief

Small property relief was introduced from 2007/2008 in Wales for the first time. Unlike England, the relief is automatic and applies provided the assessment is below the required threshold. For assessments between Rateable Value (RV) £2,000 and £4,999 a 25% discount will apply. For assessments less than RV £2,000 a 50% discount will apply.

Empty Properties

From 1st April 2011, the threshold at which empty properties become liable to pay rates drops from £18,000 to £2,600.

Get In Touch

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Scotland

2011

2010 Valuation Roll - Facts & Figures

SCOTLAND Rate Year	Uniform Business Rates (UBR)	
	Large	Medium
2010/11	41.4p	40.7p
2011/12	43.3p	42.6p
2012/13	45.7p	45.0p
2013/14	47.3p	46.6p
2014/15	49.0p	48.3p

From 2010/11 onwards, the Large UBR applies to assessments greater than RV £35,000 and The Medium UBR applies to properties assessed below £35,000.

Small Business Bonus Scheme

A small Business Bonus Scheme is also in place in Scotland as follows:

- Combined RV up to £10,000 = 100% relief
- Combined RV £10,001 to £12,000 = 50% relief
- Combined RV £12,001 to £18,000 = 25% relief
- Combined RV £18,000 to £25,000 = 25% on each individual property not exceeding £18,000

Transitional Arrangements

There is no Transitional Relief Scheme in Scotland.

Inflation - Facts & Figures

All UBR and transitional arrangements are subject to adjustment by the rate of inflation. This is based on the Sept/Sept actual RPI. We have adopted the Governments Office of Budget Responsibility, RPI Forecast which is set out below.

INFLATION FORECAST FOR 2010 Rating List	
Rate Year	Inflation Rate (RPI)
2010/11	-1.40% (actual)
2011/12	4.70% (actual)
2012/13	5.60% (actual)
2013/14	3.50%
2014/15	3.60%

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