



## Empty Properties - Rates Mitigation

### Background

In April 2008, the Rating (Empty) Property Act came into force which removed important business rate exemptions and discounts. These punitive changes removed the 100% exemption for vacant Industrial properties and the 50% discount for commercial. Today, ratepayers are only entitled to three months exemption on commercial properties and six months on industrial. Thereafter, the full charge becomes payable and this is unlikely to change in the near future.

### How we can help

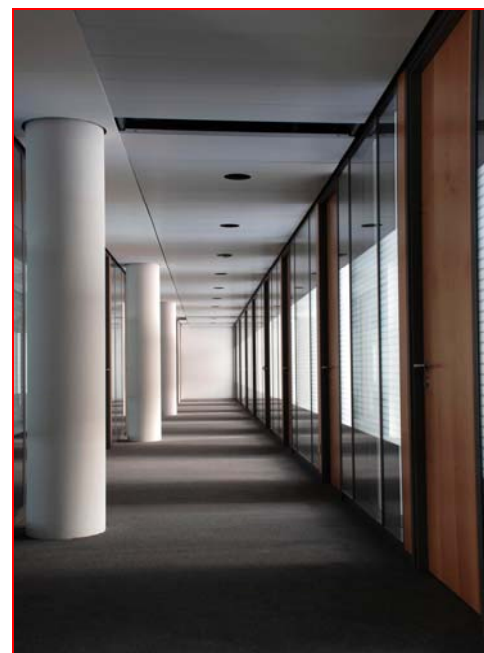
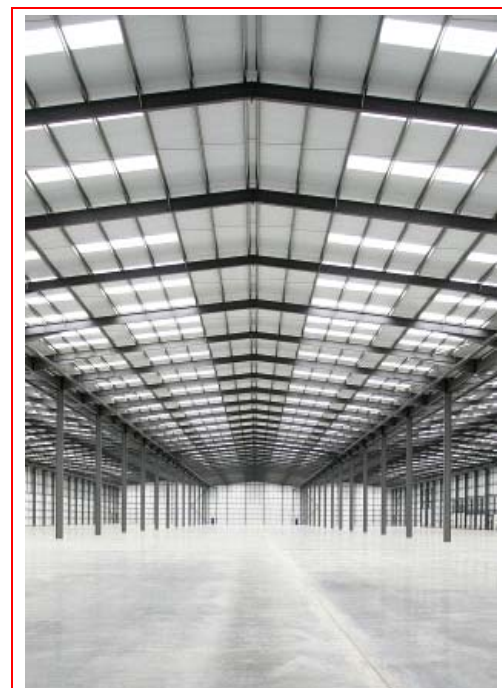
Over the last few years we have applied our Professional expertise in this specialist area to develop successful strategies for our clients. In the majority of cases we have been able to reduce the rates paid by over 60%. In some case we have secured 100%.

Our experience has shown that each case will have its own unique issues. In order to provide the right solution we need to build up a profile of the ratepayers intentions for the property along with the individual characteristics of the property itself. This comprehensive review will enable us to determine the most appropriate strategy which may involve any of the following:

- Deletion of the Assessment by placing it beyond 'economical repair'.
- Reducing the Assessment through internal structural alterations.
- Challenging the rateable value applied by the Valuation Office.
- Identifying & Securing any potential reliefs and exemptions
- Developing an intermittent occupation strategy\*

### \*Intermittent Occupation

In many cases the ratepayer is seeking to let the property and therefore the ideal option is to adopt an intermittent occupation strategy. This involves establishing a form temporary occupation on the premises which is acceptable to the Local Authority. Once this temporary occupation ceases the ratepayer will be entitled to a period of rates exemption.



## GET IN TOUCH

If you would like further information on the Empty Rates mitigation, have a general rating query or would simply like to subscribe to our newsletter please contact us.

Tel: 020 7861 1111