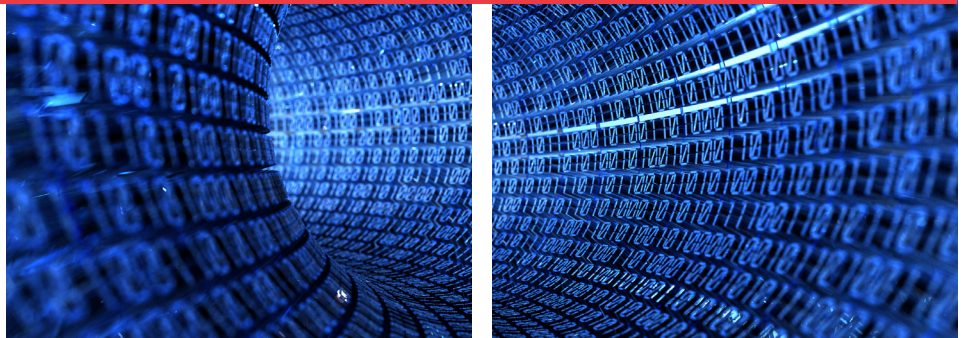


Rates are cited by many of our clients as the third highest overhead behind rent and staff costs.

With the 2010 Revaluation pending and Rateable Values expected to increase significantly, DTZ is encouraging businesses to question whether they could be paying less.



### Rates Liabilities 1 April 2010

Businesses can calculate their rates liabilities by multiplying the 2010 List Rateable Value by the Uniform Business Rate for 2010/11.

The resulting liabilities may then be adjusted for any qualifying reliefs or adjustments under the government's transitional arrangements.

### Rateable Value

Rateable Values are set independently by the Valuation Office Agency. Revaluation takes place every five years and the next full revaluation of all Rateable Values will take effect from 1 April 2010.

The Rateable Values will be updated based on rental levels on the statutory antecedent valuation date of 1 April 2008. **In the majority of cases, Rateable Values are expected to increase significantly** because, in 2008, rental values were near their peak.

As of October 2009, rate payers can preview their likely Rateable Values, following the publication by the Valuation Office Agency of the Draft 2010 Rating List. These **values can be appealed by businesses who feel they are unfair**. Although appeals cannot be made until 1 April 2010, companies can be proactive and analyse assessments in preparation for lodging appeals. This will enable them to lead, rather than be forced to follow, settlements.

### Uniform Business Rate 2010/11

The Uniform Business Rate is set by the government. At a revaluation, the Uniform Business Rate is adjusted to ensure that, in broad terms, no more is raised in real terms from business rates from List to List. As the total Rateable Value has risen, the multiplier is expected to adjust downwards. In some cases, however, Rateable Values may see such a sharp increase from the 2005 List that any reduction in Uniform Business Rate may not be significant enough to compensate.

### Transitional Arrangements

In principle, where rateable liabilities increase or decrease

beyond a level set by the government, transitional calculations will determine the actual payment.

It is anticipated that in November 2009 the government will announce details of the transitional arrangements and the Uniform Business Rate.

### 2010 Revaluation Timeline and Action Plan

Event	Action required
<b>October 2009</b>	
Valuation Office Agency Draft 2010 Rating List published and ratepayers notified of their 2010 Rateable Values	<ul style="list-style-type: none"> <li>Estimate 2010-2015 liabilities</li> <li>Commence assessment appraisals</li> </ul>
<b>November 2009</b>	
2010/11 Uniform Business Rate and transitional arrangements announced	<ul style="list-style-type: none"> <li>Calculate 2010-2015 liabilities</li> </ul>
<b>1 April 2010</b>	
2010 List comes into force and is effective for five years until 31 March 2015	<ul style="list-style-type: none"> <li>Lodge appeals where prudent</li> </ul>

**DTZ can perform all of these actions on behalf of clients**

### DTZ can save you money

DTZ is a market leader in the specialist field of rating. We are highly experienced in providing a fully comprehensive rating service to all our clients and have an enviable appeals track record, achieving substantial rate savings.

We can:

- Assess the impact of the revaluation on rate liabilities
- Submit and negotiate appeals against Rateable Values to secure savings in rates payable
- Ensure rates liabilities are mitigated in respect of redevelopment or refurbishment work
- Predict rates liabilities across the 2010 Rating List.

### Contact

**Mark Henderson**, Head of Rating  
+44 (0)20 3296 4374  
mark.henderson@dtz.com