WEST SWINDON PARISH COUNCIL

Rates Review Report

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- ## Operations Supervisor Post:

1.1. Business rates are an annual tax on non-domestic property charged to local businesses by the local authority (Swindon Borough Council).

1.2. The rateable value of Unit 25 Westmead Industrial Estate is calculated as set out below in 2017:

How the valuation was calculated —

Parts of the property

Floor	Description	Area m²/unit	Price per m²/unit	Value
Ground	Warehouse	455.73	£39.98	£18,220.00
Ground	Ground floor sales	139.38	£47.98	£6,687.00
First	Office	95.69	£47.98	£4,591.00
Total		**690.8**		**£29,498.00**

Total value	**£29,498.00**

1.3 It is likely that the configuration of the property has changed, particularly the footprint of the ground floor.

1.4 It is possible to commission the services of property taxation specialists to conduct a review. Loveday & Loveday recommended the services of Ameliorate Consultancy Ltd.

1.5 Ameliorate Consultancy Ltd have advised the following:

- review the correctness of the current assessment and the rate demands and provide a report setting out whether it is worth appealing against the assessment. Budget for £500 + VAT. If no future action is warranted the file is closed.
- If an appeal is warranted and the business is instructed to take this forward, if the appeal is successful the charge is 20%+ VAT of rate savings but there will be a reduction in the contingency fee by £250 + VAT. If the rates appeal is successful the refund will be backdated to the date rates were first due.

2. Financial Implications

2.1 The Parish Council has four further years on its current lease. If the Parish Council is minded to occupy the premises for a longer term, there may be a saving accruable over time if a review was conducted and proved to be successful.

3. <u>Recommendation:</u>

3.1 That the Committee considers the value of an independent rate review.

Paula Harrison
Parish Manager