

Advisory Briefing

Autumn Budget 2017



Business Rate implications:

Annual Multiplier

- Bringing forward the planned switch in indexation of the annual multiplier from current RPI to CPI by two years to April 2018 - will apply to bills relating to forthcoming rate year 2018/19 onwards
- The provisional small business non-domestic multiplier for 2018/19 is 0.48
- Those with Rateable Value £51,000 and above will continue to pay the additional Small Business Supplement. The provisional non-domestic multiplier for 2018/19 is 0.493
- The City Security Levy and Crossrail supplements are expected to remain in London
- The multipliers are expected to be confirmed by 1 March 2018.

More Frequent Revaluations

- Following a review of the merits of more regular revaluations, the Government has confirmed that the frequency of revaluations will be increased to every three years - following the next planned revaluation in April 2022
- This will place additional pressure on the Valuation Office Agency: they will require business owners to provide regular information, detailing several variables - for example current use and rent payable
- The Government will consult on the detail of the implementation of three yearly revaluations in the Spring.

Reinstating Previous VOA Practice for Properties Located in Multi-Occupancy Buildings

- Legislation will be amended to reverse the effect of the Supreme Court Decision in Woolway v Mazars (2015) which had resulted in some premises under single occupation attracting separate rating assessments - due to communication via non-demised area. This change of approach had implications for businesses in multi-occupancy buildings
- It is not currently clear how this reversal will be dealt with via legislation, but it is likely to have far reaching implications. For the first time the Government might be required to define the unit of assessment, known as the hereditament.

Pub Relief Scheme

- The pub relief scheme has been extended by another year
- Eligible pubs with a Rateable Value below £100,000 will receive a £1,000 discount on their 2018/19 bill.

Here to Help

If you need help to navigate your way through this complicated tax regime and you occupy commercial property in in England, Scotland or Wales, please contact:



Brian Rees
t. 020 7367 5538
e: brees@matthews-goodman.co.uk



Chris Morrow
t. 020 7367 5394
e: cmorrow@matthews-goodman.co.uk



Frank Alder
t. 0151 242 1081
e: falder@matthews-goodman.co.uk



Mark Paterson
t. 0151 242 1099
e: mpaterson@matthews-goodman.co.uk