



# Business Rates News Sheet

June 2024

Welcome to our news sheet focusing on the recent updates within the Business Rates sector!

With lots of questions coming in from clients, old and new, please find contact details for our team at the bottom of this newsletter.

## New Rates Legislation

- The Assessor is required to issue a Revaluation Notice to the Proprietor, Tenant and Occupier named in the Valuation Roll.
- The Revaluation Notice that you may have received shows the Net Annual Value and Rateable Value (NAV and RV) with effect from 1 April 2023.
- It is not a rates bill
- The requirements for challenging the rateable value of your commercial property changed significantly from 1 April 2023, the date of the current Revaluation.
- All non-domestic properties were revalued on 1 April 2023.
- The Assessors set a Net Annual and Rateable Value for all non-domestic properties in Scotland based on rental levels as at 1 April 2022.

## Proposals Lodged

- The Appeal terminology has been amended and a **Proposal** had to be lodged prior to the 31 August 2023 challenging the new value.
- The Assessors are currently listing certain subjects for discussion but the full appeal process will take some time, well into 2025.
- It should be noted any change to value on a Revaluation will be backdated to 1 April 2023 and any overpaid rates will be reimbursed to that date.
- We will be in contact with clients as soon as negotiations begin.

## Changes to Property

- If a subsequent Notice is served, due a change of occupier, tenant or proprietor there is a strict 4 month timescale to challenge from when that change took place.
- A challenge to value must be made within 4 months of the Notice being issued if there is an increase in rateable value.
- The Assessor may make a request for further information under a Return of Information and it will be stated there is a **28 day** period for this to be returned or a fine may be issued.
- If any of the Proprietor, Tenant or Occupier names shown on the notice are incorrect we can contact the Assessor to seek amendment. This is important as the future rates invoices could be incorrectly addressed.

Non-Domestic rates bills are sent by the relevant billing authority who will use the Rateable Value to arrive at the bill for the financial year 2023/24. Bills are calculated by multiplying the Rateable Value by a rate set by the Scottish Government known as the 'poundage'.

### Any Questions?

Tim Bunker - Edinburgh

T: 07803 896 935

E: [tim.bunker@g-s.co.uk](mailto:tim.bunker@g-s.co.uk)

Marta Calanca - Glasgow

T: 0141 332 1194

E: [marta.calanca@g-s.co.uk](mailto:marta.calanca@g-s.co.uk)

Ian Landau - London

T: 07702 049 200

E: [ian.landau@g-s.co.uk](mailto:ian.landau@g-s.co.uk)

Matt Roberts - Manchester

T: 07570 294 627

E: [matt.roberts@g-s.co.uk](mailto:matt.roberts@g-s.co.uk)

Stuart Blyth - Edinburgh  
T: 07789 557 681  
E: [stuart.blyth@g-s.co.uk](mailto:stuart.blyth@g-s.co.uk)

General Enquiries  
E: [rating2023@g-s.co.uk](mailto:rating2023@g-s.co.uk)  
W: [www.g-s.co.uk](http://www.g-s.co.uk)

**Please visit our website:**

[www.g-s.co.uk](http://www.g-s.co.uk)

Seabraes House, 18 Greenmarket, Dundee, DD1 4QB

Don't want to receive these emails?

[Unsubscribe from this list](#)

