

Our work with Danwood Group

BUSINESS RATES REDUCTION SUMMARY



Our business rating advice involves identifying, managing and reviewing saving opportunities over each Revaluation. Rather than bulk appealing all properties, we conduct due diligence on all sites to identify and pursue savings for our Clients. We will monitor for changes in rating assessments using specialist rating software, for example, where an appeal is currently not worthwhile. This allows us to classify assessments easily according to current status.

In some cases high levels of expertise are required where unique property circumstances arise. This could involve valuing the property on a wholly different basis previously not considered and using the complex rating legislation to mitigate rates billing periods. We are very proud of our achievements in this area, which include landmark cases some of which have involved discussions with senior Valuation Officers at the Chief Executive's Office plus wins at Valuation Tribunal and Lands Tribunal.

In summary we have a positive 'can-do' culture and develop effective working relationships with our Clients.

Summary of Business Rates Service

- Situation Report
- Desktop Appraisal
- Action Report to Client
- Lodge a proposal
- Target Date received from Valuation Office
- Inspect and Measure the premises
- Undertake a detailed rating valuation of the property
- Negotiate with the Valuation Officer
- Settlement (Recommendations) Report
- Calculate amended rates liabilities and savings
- Liaise with the Local Authority
- Ongoing site reviews

Total Savings By Region

North	£33,707
Midlands	£11,230
South	£107,495
Wales	£4,504
TOTAL SAVING	£156,936



We have had a long and successful relationship with The Beattie Partnership who handle our rating work with expertise and enthusiasm. We look forward to this continuing into the future.

STEVE MEGGETT, THE DANWOOD GROUP

Unique Approach – USP's

- 'Managed Solution' for Clients rather than just unsubstantive appeals
- Leading new valuation principles on rating appeals
- Cases dealt with by rating surveyors exceeding 20 years experience each
- Dedicated rating department
- Assisted by specialist rating software
- Longstanding client relationships

FOR MORE INFORMATION

enquiries@beart.co.uk or 0161 228 2224

The Beattie Partnership Chartered Surveyors,
Madison House, Little Peter Street, Manchester, M15 4QJ

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CHARTERED SURVEYORS

SUMMARY OF KEY SUCCESSES

Address	Rateable Value Before	Rateable Value Agreed	Savings	Region
 <p>Pioneer Court Whitwood Common Lane Castleford WF10 5QE</p> <p>Agreed a reduction in the main rate per sq m based on a helpful rent free period. Neighbouring offices also had lower rates per sq m for similar sized rateable values.</p>	£41,250	£37,750	£7,534	North
 <p>Units D & E Tokenspire Business Park Deacon Road Lincoln LN2 4JB</p> <p>Rent passing was lower than the rateable value. Agreement based on the analysis of the passing rental plus a 2% adjustment up to rating valuation date plus the value of the mezzanine floor as a tenants improvement. Further reductions for removal of car parking and allowance for layout.</p>	£92,500	£87,500	£11,230	Midlands
 <p>3rd and 4th Floors 26-30 City Road London EC1Y 2AJ</p> <p>Negotiated with the Valuation Office whether the buildings refurbishment works were sufficient to constitute a legitimate material change of circumstances (MCC) but after a series of discussions, they were persuaded there had been an MCC and that the correct date for insertion into the current list was 1st October 2007 and not their favoured 1st April 2005. The successful conclusion to our negotiations has effectively saved rates over the period 1st April 2005 through to 30th September 2007. This amounts to savings totalling approximately £101,716.50.</p>		£94,500 Effective from 01/10/2007	£101,716	South
 <p>4 Mercury Park Mercury Way Barton Dock Road Urmston Manchester M41 7SE</p> <p>We found a portion of the office areas to be a workshop, which should be valued at a lower rate per sq m, based on the study of a neighbouring assessment.</p>	£40,500	£38,750	£3,216	North
 <p>Beezon Lodge Beezon Road Kendal LA9 6EL</p> <p>Our measured floor areas were less than the Valuation Officers areas, as the rating assessment included areas the Client did not occupy. Also there were only 4 car spaces, compared to the assessment that included 20 spaces.</p>	£31,500	£13,500	£20,315	North
 <p>Swift House 26 Falcon Court Preston Farm Business Park Stockton On Tees TS18 3TX</p> <p>Reduced assessment following consideration of neighbouring properties appeal activity of similar construction type, and lower values per sq m.</p>	£25,500	£23,500	£2,642	North

DANWOOD

Danwood is the largest independent supplier of office printing equipment, consumables and associated management services in Europe. Business support services span four core areas:

- Consultancy, advice and guidance on print effectiveness and cost reduction.
- Hardware, software, systems and services for the print, management, processing, storage and retrieval of documents.
- Servicing and maintenance of equipment and systems.
- Consumables for print, copy and fax technology.

Danwood aims to always look for ways to help customers save money whilst ensuring their print and document management solution meets the needs of their business, both today and tomorrow.

For more information on how Danwood can help your business, please go to www.danwood.co.uk or call 0800 597 5555



As rating regulations change, we adapt our advice to any additional saving opportunities that are possible through effective management of site changes including empty rates, plus appeals for disturbance during building works (including works at Client's own sites) plus awareness of reliefs that may be appropriate such as Small Business Rates Relief. We can also provide budgets of rates liability for new sites, so Management are aware of likely costs.

the beattie partnership

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