

Case Study Business Rates Success

RAMILLIES HALL SCHOOL, CHESHIRE

KEY FACTS: The current revaluation commenced in April 2010 resulting in some significant increases in rateable values and changes to transitional arrangements. Revaluations address the valuation anomalies resulting from rises and falls in rental values but the next revaluation has been postponed until 2017 which is why we suggest a review of your assessment.



About our firm

Our firm was established in 1994 and has grown to become one of the country's most successful Independent and Boarding Schools property advisors. Throughout the last decade our Practice has provided professional property advice to Schools and Colleges throughout England and Wales. We currently act for in excess of 250 educational establishments from small nurseries and preparatory schools to large organisations such as Stowe School, Marlborough College and Institute of Education.

The Challenge

Ramillies Hall School has increasingly specialised in teaching children with dyslexia and dyspraxia. Our experience of dealing with similar schools led us to believe that part or all of the premises should be exempt from assessment. The Valuation Office's criteria for granting exemptions is rigorously applied which required us to carry out extensive research as well as careful coordination and presentation of sensitive data.

The Solution

It was necessary to carry out a detailed inspection of the premises to determine a precise understanding of the facilities and nature of their specialist education. We also gathered a breakdown of pupil numbers. We then liaised with the School and the Valuation Officer to understand which areas should be exempted and which should remain.

The Result

Lengthy negotiations with the Valuation Officer led to reductions based on key alteration dates during the 2005 rating list from £33,000 to £13,250 and a reduction in the 2010 rateable value as shown in the table (to the right) which produced savings for the school of over £53,000.

What our Client Says...

“ I would like to say a big thank you to the Beattie Partnership for all the hard work in managing to reduce the School rates bill by such a substantial amount. ”

Anne Poole, Principal, Ramillies Hall School

Rateable Value Savings Summary

VALUE BEFORE	£42,750
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VALUE AFTER	£16,250
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SAVING	£53,217*
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* Actual savings during revaluation as a result of rating list reductions

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**the beattie
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CHARTERED SURVEYORS