

How to appeal against your rating assessment

There are various reasons why you may wish to appeal against your Rating Assessment. For example:

- you may consider the Rateable Value to be wrong,
- you may consider that, though it was right in the past, a recent change to the neighbourhood has reduced the property's value, or
- you may have demolished or let part of your property.

The way of appealing is by proposing a change to the assessment. This is called a "Proposal".

Proposals can be made by the owners, tenants and occupiers of a property. It is not possible to make a proposal on a property where you are not the owner, tenant or occupier eg on a neighbour's property.

A form for making a Proposal together with Guidance Notes on how to complete the form is available from the Valuation Officer (VO).

Valuation Office staff will be pleased to assist you in completing the proposal form.

What is rateable value?

The Rateable value of each property represents its annual rental value. Currently the rental value is assessed at 1 April 1993 levels of value. Every five years this is reviewed and from 1 April 2000 rateable values will be reassessed at 1 April 1998 levels of value. The value is on the basis that if the property was rented the tenant would be paying for the repairs, insurance and the rates.

What happens?

On receipt your proposal will be acknowledged, a member of the VO's staff will then usually inspect the property and discuss your proposal with you to decide what should be done.

The VO may decide that the Rateable Value is in line with other properties and represents the rental value at 1 April 1993. If so, you will be invited to withdraw your proposal. If you do not accept the VO's view then the Clerk to the local Valuation Tribunal will list the appeal for a decision to be made by the Tribunal.

Alternatively the VO may decide the Rateable Value is wrong and offer to agree a lower Rateable Value. The agreement can be reached by both you and the VO signing an agreement form. The VO will then alter the Rating List and write to tell you when this is done. If you are unable to agree then the Clerk to the local Valuation Tribunal will list the appeal for a decision to be made by the Tribunal.

What are Valuation Tribunals?

The local Valuation Tribunal is an independent tribunal set up to determine rating assessments where the VO and the person making a proposal cannot agree. The local Valuation Tribunals for East Anglia are as follows:-

Essex Valuation Tribunal
Sherbourne House
71 Collingwood Road
WITHAM, Essex, CM8 2EE

Clerk to the Tribunal: Malcolm Buckland
Telephone 01376 502041
Fax 01376 512393

Norfolk Valuation Tribunal
Queens House, Queens Road,
NORWICH, Norfolk, NR1 3PL

Clerk to the Tribunal: Mark Rolfe
Telephone 01603 626315
Fax 01603 762557

Suffolk Valuation Tribunal
46/48 Westgate Street
IPSWICH, Suffolk, IP1 3ED

Clerk to the Tribunal: Jon Bestow IRRV
Telephone 01473 255337
Fax 01473 213459

The Tribunals meet locally. Each Tribunal consists of three members assisted by the Tribunal Clerk. The procedure is fairly informal. Usually the proposer will explain why he/she believes the rating assessment needs altering, perhaps giving examples of the Rateable Values or rents of nearby properties to show what the assessment should be. The Tribunal members and the VO can then ask questions.

The VO then speaks. The Tribunal and proposer can then ask questions. Following this the proposer can sum up his/her points and the Tribunal then retires to make its decision.

The Valuation Tribunal can make its decision after a short private discussion or it can reserve its decision and give it at a later date. A decision is always provided in writing.

Appeals can be made from the local Valuation Tribunal to the national Lands Tribunal. However this can involve

significant Costs. The local Valuation Tribunal has no power to award Costs and is a free service.

The local Valuation Tribunals issue their own booklets giving comprehensive guidance on hearings.

Should I employ a Rating Adviser?

You may make an appeal yourself or you can employ an agent or property specialist to represent you or make your appeal. Should you wish to employ an adviser who is experienced in rating valuation then please be aware that there are some firms operating as “rating consultants” who are inexperienced, may have hidden fees and offer a poor service.

The professional bodies for valuers employed in rating are the Royal Institution of Chartered Surveyors (RICS), the Incorporated Society of Valuers and Auctioneers (ISVA) and the Institute of Revenues, Rating and Valuation (IRRV) and they will be pleased to provide you with the addresses of reputable firms practising in your area. The RICS offer a helpline on 0207 222 7000.

The Valuation Officer is not permitted to offer advice on the suitability of any adviser.

Further Information

Please contact your local valuation office.

Your local Valuation Officer is Patrick Bond who has offices at:

Norwich Valuation Office

Rosebery Court, Central Avenue
NORWICH, NR7 0HS
Tel: 01603 241000
Fax: 01603 241099

Ipswich Valuation Office

St Clare House, Greyfriars
IPSWICH, IP1 1LR
Tel: 01473 587800
Fax: 01473 587899

Colchester Valuation Office

34 Southway,
COLCHESTER, CO2 7BB
Tel: 01206 287100
Fax: 01206 287199

Chelmsford Valuation Office

London House, New London Road
CHELMSFORD, Essex, CM2 0QL
Tel: 01245 541200
Fax: 01245 541299

Other leaflets available

How your property is valued for rating
How are holiday cottages valued
Rating of Bed & Breakfast and guest houses

www.voa.gov.uk

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