

Non-domestic rating: Challenges and Changes, England and Wales, June 2017 (non-Check, Challenge and Appeal (CCA))

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Agency

Main story

As at 30 June 2017:

- the total number of challenges received against the 2017 rating list was 1,010 for Wales;
- the total number of challenges received against the 2010 rating list was 1.1 million for England and Wales;
- there were 990 outstanding challenges against the 2017 rating list for Wales;
- there were 233,550 outstanding challenges against the 2010 rating list for England and Wales.

Important note

This release contains statistics on challenges against, and changes made to, the 2010 rating list for England and Wales and the 2017 rating list for Wales up to 30 June 2017.

This release excludes statistics relating to checks and challenges under the new Check Challenge Appeal (CCA) system used for the 2017 rating list in England. We plan to release a new CCA statistical publication later in 2017 and that publication will also include statistics on reviews of (changes to) the 2017 rating list for England. Plans for the new release will be announced in statistical release timetable in due course in the normal way.

Business rates appeals against the 2017 local rating list are handled differently in England, under the new business rates appeal process, CCA, which went live on 1 April 2017. The Valuation Office Agency (VOA) deals with checks and challenges, while the independent Valuation Tribunal for England (VTE) handles appeals. The VTE publish their own statistics on appeals.

About this release

This is a quarterly release which includes statistics on **challenges made by taxpayers** (or their representatives) against the 2017 local rating list for Wales and the 2010 local rating list for England and Wales up to 30 June 2017. It also includes statistics on **reviews of rating assessments** (known as “reports”) that have either been initiated by the Valuation Office Agency (VOA) or a billing authority, when new information becomes available. Figures are presented at a national level (England and Wales).

Table notes

For all tables, counts are rounded to the nearest 10 with counts of zero being reported as “0” and counts fewer than five reported as negligible and denoted by “-”. Totals may not sum due to rounding, and ‘.’ denotes not applicable.

Challenges received, resolved and unresolved

Table 1.1: Challenges received, resolved and unresolved in England and Wales as at 30 June 2017

In England and Wales, the 2010 rating list saw 71% of resolved challenges result in no change to the list.

Total	2010 List (England and Wales)	2017 List (Wales)
Received	1,132,020	1,010
Resolved (total)	898,470	20
Resolved (change made to list)	256,760	10
Resolved (no change made to list)	641,710	10
Unresolved	233,550	990

Source: VOA administrative data, June 2017.

Table 1.2: Challenges received, resolved and unresolved in England as at 30 June 2017 since inception of the 2010 list

In England, the 2010 rating list saw 72% of resolved challenges result in no change to the list.

England	2010 List
Received	1,082,380
Resolved (total)	858,950
Resolved (change made to list)	241,880
Resolved (no change made to list)	617,070
Unresolved	223,430

Source: VOA administrative data, June 2017.

Definitions

Challenge: challenges consist of both Interested Person Proposals (IPPs) and appeals.

IPP: a proposal by the ratepayer or agent acting on their behalf to alter the local rating list entry.

Appeal: An appeal consists of both Valuation Tribunal cases and Upper/Lands Tribunal cases. A challenge only becomes an appeal when the proposal (IPP) is referred to the Valuation Tribunal Service.

Valuation Office notice (VON): the notice of alteration to the rating list that arises when the VOA amends a rating list following either a billing authority report (BAR), a Valuation Office report (VOR) or settlement of an IPP.

Table 1.3: Challenges received, resolved and unresolved in Wales as at 30 June 2017

In Wales, 62% of resolved challenges against the 2010 list resulted in no change.

Wales	2010 List	2017 List
Received	49,640	1,010
Resolved (total)	39,520	20
Resolved (change made to list)	14,880	10
Resolved (no change made to list)	24,640	10
Unresolved	10,120	990

Source: VOA administrative data, June 2017.

Table 1.4: Challenges received and resolved in Quarter 1 2017-18 (April to June 2017)

	England	Wales	
	2010 List	2010 List	2017 List
Received	2,680	90	1,010
Resolved (total)	42,470	2,040	20

Source: VOA administrative data, June 2017.

Assessment Reviews (Reports)

Table 2.1: Assessment reviews (reports) initiated, resolved and unresolved

	2010 List		2017 List	
	Quarter 1 (April to June 2017)	Total as at 30 June 2017	Quarter 1 (April to June 2017)	Total as at 30 June 2017
England and Wales				
Initiated	35,700	2,247,450	.	.
Resolved	59,140	2,217,260	.	.
Unresolved	.	30,190	.	.
England				
Initiated	34,240	2,106,840	.	.
Resolved	54,520	2,077,620	.	.
Unresolved	.	29,220	.	.
Wales				
Initiated	1,450	140,610	3,880	3,880
Resolved	4,620	139,640	3,020	3,020
Unresolved	.	970	.	870

Source: VOA administrative data, June 2017.

Definitions

Assessment reviews: these are generally referred to as reports, and relate to instances where the VOA will review the entry in the rating list when new information becomes available (either from within the VOA, or from the relevant billing authority).

Billing authority report (BAR): a report initiated by the billing authority requesting an amendment to the local rating list.

Valuation Office report (VOR): a report (assessment review) initiated by the Valuation Office Agency to review an entry in a local rating list.

Background

The release contains statistics on challenges made by taxpayers (or their representatives) against the 2010 local rating list for England and Wales and against the 2017 local rating list for Wales as registered on VOA systems at 30 June 2017. It also includes statistics on reviews of rating assessments (known as reports) that have either been initiated by the VOA or a billing authority, when new information becomes available.

The statistics in this release are derived from VOA's administrative database and incorporate revisions compared with previous publications, largely as a consequence of when challenges are registered on to the database which can lag from when originally received. This normally results in only minor revisions to the numbers of challenges received and unresolved. However there was an exceptionally high number of challenges received in the run up to the list closing on 31 March (after which no further challenges can be made, other than in limited circumstances) but which were not registered in time to be included in the previous statistics release published on 11 May.

The statistics are derived from VOA's administrative database and are published at national level.

The VOA is required, by the Local Government Finance Act 1988, to compile and maintain accurate rating lists specifying a rateable value for all non-domestic rateable properties in England and Wales. These rateable values provide the basis for national non-domestic rates bills, which are issued by billing authorities. There is a local rating list for each billing authority; there are 348 rating lists in England and Wales. However, for simplicity, we have referred to these throughout this publication as one combined 'rating list' for those local lists effective from 1 April 2010, and, likewise, one combined 'rating list' for those local rating lists effective from 1 April 2017.

Occupiers, owners, and in limited circumstances, relevant authorities and other persons (known formally as Interested Persons) can make a challenge to alter the local rating list if they think an entry in the local rating list is incorrect. Challenges can also be made on behalf of interested persons by their professional representatives. There are a number of specified grounds for challenges including physical changes such as demolition, reconstitution, refurbishment or new construction of premises, as well as proposals on the grounds that the rateable value is incorrect.

This challenge, known as a proposal at this stage, asks the valuation officer to change the entry in the list. If the valuation officer cannot reach agreement with the ratepayer as to any change that is needed, then the matter will be referred to the Valuation Tribunal Service, at which stage it becomes an appeal.

Upper Tribunal (previously Lands Tribunal) cases are appeals against the decision of the valuation tribunal, to the Upper Tribunal (Lands Chamber) or the Court of Appeal:

- An Upper Tribunal or Court of Appeal can be made by any of the parties to the case – so the VOA or the Interested Person, or both, may be the appellant.
- Where the Upper Tribunal appeal is dismissed the list will not be altered as a consequence.
- Where the Upper Tribunal appeal is not dismissed but overturns the previous decision appealed against and simply restores the original list entry this effectively means that taken together, those appeals have resulted in no net list alteration.

The functions of the Lands Tribunal were transferred to the Upper Tribunal (Lands Chamber) on 1 June 2009 so these cases were known as Lands Tribunal cases before that date. More details on this change can be found [here](#).

Further Information

Further information about the data and methodology presented in this summary document can be found in the '[Data Information and Methodology](#)' document.

More detailed information on the 2010 local rating list and the 2017 local rating list (Wales only) is available on the Agency's website at the following location:
<https://www.gov.uk/correct-your-business-rates>

For further information on the area codes used in this release please refer to the ONS's website at the following location:

<http://www.ons.gov.uk/ons/guide-method/geography/geographic-policy/best-practice-guidance/presentation-order-guidance/administrative-areas/index.html>

Further information about the new business rates appeal process in England from 1 April 2017 known as check, challenge, appeal is at the following location:
<https://www.gov.uk/guidance/how-to-check-your-rateable-value-is-correct>.