

2023 Rating Revaluation: How will you be impacted?

The next Business Rates Revaluation comes into effect on 1st April 2023 and will result in large changes in rates payable across London. It is 6 years since the last revaluation took place. The revaluation is based on rental values as at 1st April 2021 when the markets were subject to significant turbulence. The aim of revaluations is to redistribute the tax base to reflect changes in rental values.

In order to forecast the effects on the office sector we have compiled a 'heat map' of the 20 Central London sub-markets. The Rates Payable for year 2022-23 have been compared to the projected rates payable following the revaluation in 2023-24.

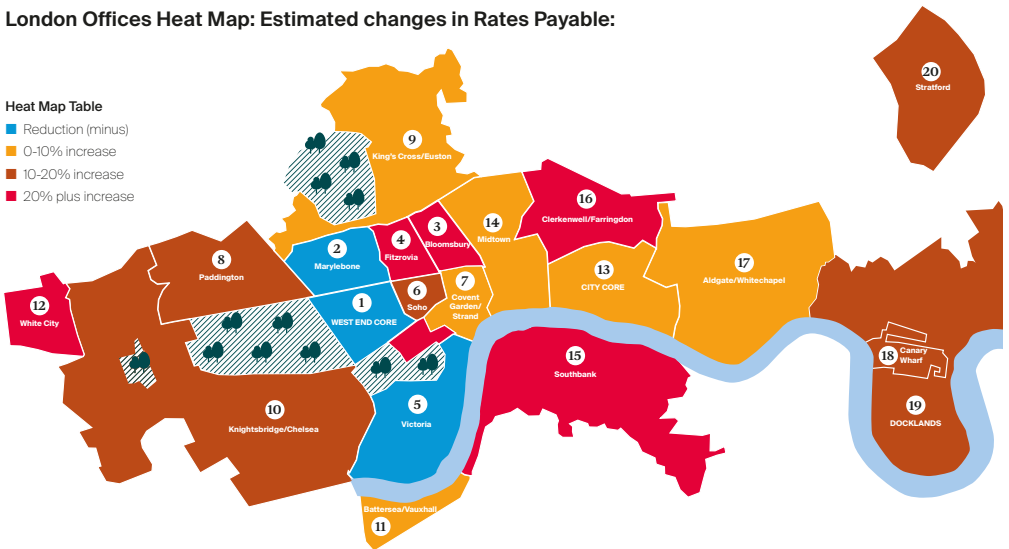
Key points to consider:

- *Average Increase: 12% (all sub-markets)*
- *Biggest increase: 34% Clerkenwell/Farringdon*
- *Biggest decrease: -11% Victoria*

London Offices Heat Map: Estimated changes in Rates Payable:

Heat Map Table

- Reduction (minus)
- 0-10% increase
- 10-20% increase
- 20% plus increase



	1	2	3	4	5	6	7	8	9	10
Rates Payable	West End Core	Marylebone	Bloomsbury	Fitzrovia	Victoria	Soho	Covent Garden/Strand	Paddington	King's Cross/Euston	Knightsbridge/Chelsea
Payable 2022-23	£54.37	£40.03	£24.71	£29.65	£35.83	£34.60	£32.13	£26.09	£33.36	£31.63
Payable 2023-24	£52.19	£39.76	£33.69	£37.45	£32.51	£39.12	£33.17	£32.60	£35.86	£39.12
% Change	-4.76	-1.25	26.23	20.37	-11.54	11.07	2.60	19.96	6.45	18.69
	11	12	13	14	15	16	17	18	19	20
Rates Payable	Battersea/Vauxhall	White City	City Core	Midtown	Southbank	Clerkenwell/Farringdon	Aldgate/Whitechapel	Canary Wharf	Rest of Docklands	Stratford
Payable 2022-23	£21.75	£16.31	£30.21	£28.42	£24.22	£22.74	£23.48	£18.53	£11.37	£15.57
Payable 2023-24	£23.91	£23.91	£30.41	£29.96	£31.78	£34.87	£25.68	£21.07	£13.69	£19.26
% Change	8.53	31.40	0.46	4.61	23.36	34.43	8.07	11.52	16.51	18.71

How are Business Rates calculated?

Business rates are calculated by multiplying the 'rateable value' of a property by the uniform business rate (UBR). The 'rateable value' is the Valuation Office's estimate of a property's market rent at a set valuation date based on a valuation date of 1st April 2015.



Rates calculator

See our unique online Rates calculator to provide you with an estimate of your current and future rates payable.

What has caused these changes?

The average increase in Rates Payable across Central London will primarily be driven by the success of London as a global financial capital. Despite the impact of the pandemic, rental values have risen over the last 6 years.

Whilst in the West End values on the prime offices in areas such as St James or Berkeley Square have continued to increase, the core market has seen falls driven by an increase in supply. On the other hand, the City Core market has seen a moderate increase with fringe areas such as Shoreditch/Clerkenwell outstripping traditional locations with the rise of the TMT sector around Silicon Roundabout.

For more information

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What we do

In simple terms, we use our experience and knowledge of the rating system to mitigate your rate liabilities. The areas of work are identified as follows:



Challenge and appeal

Our rating experts can advise if there are grounds to challenge your rateable value and guide you through the complex appeal procedures.



Rates payment and management

We provide a full service for the payment and management of your rates for large or small portfolios.



Empty rates mitigation

In the event you are vacating a property or taking a phased occupation, we can help to ensure you benefit from the maximum amount of relief. In some instances, we can mitigate your liability by securing successive periods of relief.



Disturbance refunds

If your business is being affected by a nearby development, we can help you apply for rates relief and lodge appeals citing a material change in circumstance. The reduction will be applied for the period of the disturbance.



Rate audit

We can review all the historic payments back to 1990 to check your rate demands have been correctly calculated and claim any overpaid refunds.