

COUNTDOWN TO 2023



The next business rates revaluation for non-domestic properties in England, Scotland, Wales and Northern Ireland will come into effect on 1 April 2023.

This is six years since the last revaluation and eight years since the antecedent valuation date, when rental and other transactional information was collected in order to set the current Rateable Values (RVs). A lot has changed since then.

The Valuation Office Agency (VOA) is well underway with its preparations and has already completed valuations for 80% of the circa two million properties across England and Wales.

The length of time which has passed since the current RVs were set, and the intervening economic events, have led to diverse swings in property values across all sectors and areas of the UK. Consequently, we believe there will be scope for error in the accuracy of the VOA's valuations.

The business rates system in England is also poised for significant reform, with an increasing burden on ratepayers to provide more information to the VOA and appeal rights set to be restricted. It is therefore important to take professional advice before submitting any information to the VOA.

This timeline sets out several key dates and actions that all ratepayers and their advisors need to be aware of:



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