

# COUNTDOWN TO 2023

Lambert  
Smith  
Hampton

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:



Get in  
touch

PAUL NASH  
London  
020 7198 2150  
pnash@lsh.co.uk

MARK CLAPHAM  
Birmingham  
0121 237 2373  
mclapham@lsh.co.uk

RUSSELL DAVIES  
Sheffield  
0114 275 3752  
rdavies@lsh.co.uk

RICHARD FLOCKTON  
Leeds  
0113 887 6759  
rflockton@lsh.co.uk

MELANIE OATES  
Newcastle  
0191 338 8304  
moates@lsh.co.uk

[lsh.co.uk](https://lsh.co.uk)