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Shared Services  
Partnership  
Specialist Estates Services

NWSSP Specialist Estates Services  
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Director Specialist Estates Services

# **Specialist Estates Services Notification SESN 15/07**

21 October 2015

## **For action by:**

Chief Executives	NHS Health Boards and Trusts
Estates/Facilities Directors and Managers	NHS Health Boards and Trusts

## **For information only:**

Directors of Finance  
Heads of Procurement

Copy to: Head of Capital Estates and Facilities,  
Department of Health and Social Care, Welsh Government

## **Enclosures:**

None

Dear Colleague

## **2017 RATING REVALUATION**

Further to WHEN 09/14, which recommended obtaining proper professional advice in respect of the new rating assessments in 2010, a further non-domestic rating revaluation is due to take place in 2017 (with an antecedent valuation date of 1 April 2015).

The new 2017 rateable value assessments should be available for inspection in late 2016 and at that time the draft list and summary valuations can be viewed on the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)) in order to calculate the new rates payable.

For many years NWSSP Specialist Estates Services has assisted a number of health boards and Trusts in appointing specialist rating chartered surveying

companies to advise in respect of new rating assessments. Most specialist rating surveyors work for a fee based on a percentage of rates saved (ie fees will not be incurred unless savings are made) although, generally, additional fees are payable in the event of an appearance before valuation or lands tribunals.

Savings from such an exercise can be considerable (for the 5-year period 2010-2015 it is estimated that the savings for the 10 NHS Wales organisations will exceed £10m). It is hoped that similar savings can be made for the period 2017-2022.

In addition, in 2010, for the first time, a specialist rating surveying company was appointed on an all-Wales basis in relation to the primary care estate. Following a significant success by the appointed company in the Upper Tribunal (Lands Chamber) in relation to a test case on the rating of purpose-built GP surgeries, it is estimated that total savings in the region of £20m could be made by the 7 health boards in Wales during the 7-year period 2010-2017. It should be pointed out that savings of this size for the primary care estate are unlikely to be achieved from 2017 onwards.

NWSSP Specialist Estates Services, in conjunction with colleagues from NWSSP Procurement Services, intends to undertake a procurement exercise for specialist rating surveying companies in the near future. The procurement exercise is commencing earlier than normal as in last year's autumn statement, as well as devolving control of business rates in Wales to the Welsh Government, there were hints that limitations might be introduced to restrict the backdating of appeals, payment of refunds and interest payable. Consequently, it would be beneficial for NHS organisations to have appointed a rating surveyor before the end of 2016.

As the greater the number of properties that are included in the exercise the more competitive the fee proposals should be, we would ideally like to undertake an all-Wales procurement exercise with all 10 NHS Wales organisations taking part. However, I should highlight the fact that at the conclusion of the exercise only one specialist rating surveying company will be able to be appointed and this will mean that at least two NHS Wales organisations will need to change companies. Consequently, rather than risk organisations withdrawing from the exercise late in the process – which could jeopardise an all-Wales appointment – we are asking organisations to either commit to the process and its outcome at the outset or inform us that you intend to undertake your own, separate, appointment.

### For action

Please can you confirm whether your organisation is willing to take part in this exercise, and abide by its outcome, as soon as possible but no later than **9 November 2015**? If your response is positive, please will you nominate a representative for your organisation who will form part of the working group for the exercise.



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Director Specialist Estates Services

Should you require further information or have any queries, please contact Clive Ball,  
Principal Property Surveyor on 029 2090 4106 (e-mail [clive.ball@wales.nhs.uk](mailto:clive.ball@wales.nhs.uk)).

Yours sincerely

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