

# Specialist Estates Services Notification 22/05

**17 March 2022**

**For action by:**

Chief Executives  
Estates/Facilities Directors and Managers

**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

Dear Colleague

## **2023 RATING REVALUATION**

Further to WHEN 09/14 and SESN 15/07, which recommended obtaining proper professional advice in respect of new rating assessments in 2010 and 2017, a further non-domestic rating revaluation is due to take place in 2023 (with an antecedent valuation date of 1st April 2023).

The new 2023 rateable value assessments should be available for inspection in late 2022 and at that time the draft list and summary valuations can be viewed on the Valuation Office Agency 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 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 (i.e. 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 7-year period 2010-2017 the savings for NHS Wales organisations exceeded £13m for the NHS freehold and leasehold estate. 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, total savings in excess of £39m were made by the 7 Health Boards in Wales during the 7-year period 2010-2017.

Substantial savings have already been achieved from the 2017 revaluation (currently in excess of £20m for the NHS freehold and leasehold estate and in excess of £10m for the primary care and GP surgery estate) and it is hoped that sizeable savings can again be made for the 2023 revaluation period.

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 so that NHS Wales organisations have appointed a rating surveyor for the 2023 revaluation before the end of 2022.

As the more properties that are included in the exercise the more competitive the fee proposals should be, as we did for the 2017 revaluation, we would like to undertake an all-Wales procurement exercise with all 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 for each lot. 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 the 31<sup>st</sup> March 2022? If your response is positive, please can you nominate a representative for your organisation who will form part of the working group for the exercise.

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

Yours sincerely,



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