



ask-re saves DCMS £1,000,000

ISSUE/SOLUTION/BENEFITS

DCMS engaged the services of *ask-re* to advise on the best way to mitigate the rate liability for its head office in Cockspur Street. The property comprises of approx 107,000 sq ft of office accommodation arranged over eight floors. For the 2000 Rating Revaluation, the DCMS occupation was covered by three rating assessments with a total rateable value amounting to £2,314,500.

Prior to *ask-re* being involved, another surveying firm had lodged appeals against these assessments but achieved only very limited success in reducing the rateable values.

When we were brought in to investigate the matter, it was clear that several issues had not been addressed, one of which was that the DCMS occupied the accommodation as a single unit.

RESULTS

Within a year of being instructed, *ask-re* successfully challenged the Valuation Office assessments and agreed a substantial reduction in rate liability.

- 1) Reduced & merged the 2000 List rateable value from £2,314,500 to £2,090,000
- 2) Reduced & merged the historic base value from £1,333,700 to £1,190,000
- 3) Reduced & merged the 2005 List rateable value from £2,395,500 to £2,230,000

The overall result for DCMS was a rate liability saving amounting to approximately £1,000,000.

BUSINESS RATES SERVICE

At *ask-re* we have a highly professional and experienced team of rating surveyors with a combined experience of 100 years. The team is dedicated to advising clients on their business rates liability and identifying opportunities for making savings with assistance from specialist software. Our aim is to help cut the cost of property occupation and improve the value of ownership by negotiating lower property tax bills. We can offer clients advice and assistance in connection with a range of service areas designed specifically for occupiers.

- Compliance with statutory returns
- Submission and negotiation of appeals
- Representation at Valuation and Lands Tribunal
- Advising on rate bill calculations and liability (including Magistrates Court hearings)
- Advice on reliefs and exemptions
- Guidance on transitional relief
- Annual rates budget advice
- Full rates Audit

chartered surveyors
ask-re
The Property People LLP

ASK-RE

ask-re is one of the UK's leading property consultancies. For more than 15 years we have provided business-driven real estate consultancy and service delivery to a range of clients throughout the UK providing national reach, transferable skills and local delivery.

Our unique approach combines strategic property and business knowledge, all designed to add value or reduce the cost of commercial property occupation and ownership. As such, our client facing team is made up of a blend of property and business specialists all focused on delivering excellence through creative and effective advice, underpinned by the utmost integrity and the strongest professional relationships.

BUSINESS RATES

Our team of expert business rate surveyors are amongst the best of any professional practice in the UK. Our aim is to help cut the cost of property occupation and improve the value of ownership by negotiating lower tax bills. We have years of experience and an admirable track record in this field with proven successes.

We are able to supply our clients with comprehensive and relevant information from both an occupier and landlord perspective.

OUR SERVICES

- Enable
- Corporate Real Estate Services
- Investment
- Investment Asset Management
- Business Space Leasing
- Rent Reviews, Lease Renewals & Valuations
- Business Rates
- Planning and Development
- Building Consultancy
- Smartspace (www.smartspace-uk.com)
- Globe/Reactive (www.globefacilities.co.uk)
- aedis (www.aedis-uk.com)

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