

Check Your Club's Rateable Value

How to Guide

Every non-residential property must pay business rates to the local authority. Business rates are a local tax that is paid by the occupiers of all non-domestic/business property in England and Wales. Business rates help to pay for local services. They are calculated and collected by your local council. How much you will pay will depend on the rateable value of the property, what multiplier is set by central government and what rate relief schemes you are eligible for

Let's Get Started

1. Go to the [Valuation Office Agency's list of business valuations](#) website. You will see this –



2. Click on 'find my property valuation' and enter your club's address and select from the list. If your club is not listed call the VOA Helpline on Tel: 0845 602 1507 or the VOA Helpline - Wales on Tel: 0845 600 1748.

Checking the valuation

Address of property: ALDERSBROOK LAWN TENNIS CLUB, BLAKE HALL CRESCENT, LONDON, E11 3RH
 Rating list: 2010 (Current)
 With effect from: 01 Apr 2010

This property may qualify for small business rate relief. [View more information on rate relief](#)

Description: SPORTS GROUND AND PREMISES
 Billing authority: REDBRIDGE
 Billing authority reference: 0000172603400B
 Special category code: 278 - Tennis Courts/Clubs
 Basis of measurement: GIA
 Valuation scheme reference: [108694](#)
 Unadjusted £ m2/unit: £24.00/m2

Compare with similar clubs to check valuations are reasonable

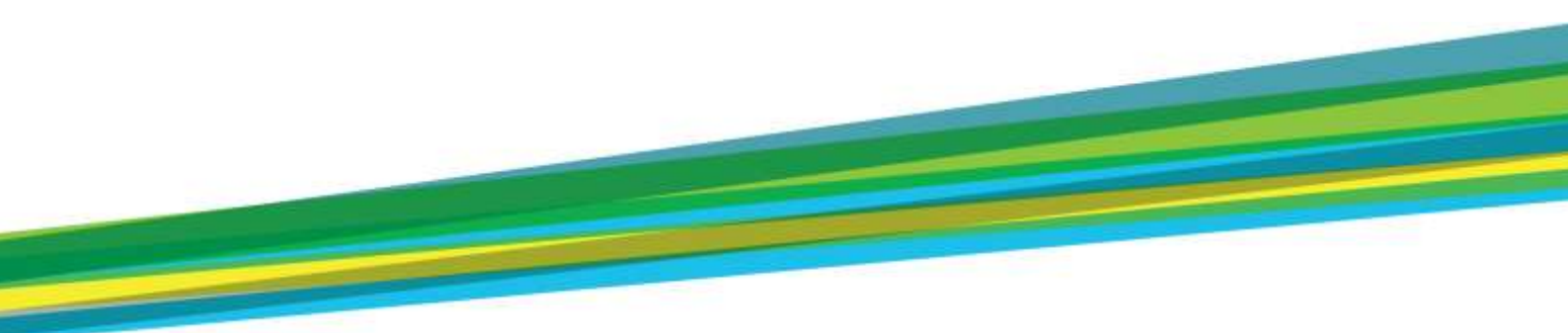
Valuation I want to

Check unusual descriptions

Ref.	Floor	Description	Area m2/unit	£ m2/unit	Value
1	Ground	Pavilion/Bar	135.90	£24.00	£3,262
2	Ground	Chill Store	52.30	£12.00	£628
3	Ground	External Storage	1.00	£6.00	£6
Total area:			189.20	Subtotal:	£3,896
Additional items					
Hard Surface Tennis Court			3.0	£500.00	£1,500
Clay Tennis Courts			3.0	£500.00	£1,500
Total value:					£6,896
Rateable value:					£ 6,800

Compare this valuation with others
 View previous valuations
 Amend these valuation details
 Appeal against this valuation
 Contact the VOA

3. Check the column marked 'Description' to see if it matches the facilities at your club. In this example 'Chill Store' appears unusual; it would be worth contacting the VOA in this instance.
4. Check the column marked 'Area m2/unit' to see it appears accurate. If it does not it would be worth contacting the VOA or taking your own measurements.
5. Compare your clubs valuation with other clubs by clicking 'Compare this valuation with others'. Valuations are set depending on the use of the property (in this example 'Tennis Courts/Clubs' is category '278') and given set values. In this example tennis courts are valued at £500 each. There have been examples of the same facility being charged different rates. If this happens you should contact the VOA.
6. The total rateable value is listed at the bottom. Remember, this not what your club will pay. To work out the final bill (before reductions) the rateable value must be multiplied by the 'multiplier' (0.48 in 2011).

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7. Further reductions to the bill are often available to community sports clubs. CASCs will receive 80% reductions to their bill. Many local authorities also offer significant discretionary rate relief to CASCs and non-CASCs.
 8. If you believe that your clubs valuation is incorrect click 'Appeal against this valuation' and contact the VOA.

Resources

- [Business Link](#) – All you need to know about business rates
- Video - [How property measurements are calculated](#)

For further information please contact Martin Key at mkey@sportandrecreation.org.uk.