

Rates Data

User Manual

Reviewed: 01/09/2022

Contents

Menu Choice.....	1
Dashboard	1
Pie Charts	1
Footer.....	1
Quick Search for Specific BA Ref or UARN.....	2
Recently Viewed Hereditaments.....	2
Search Menu	2
Saved Searches.....	2
Search History	2
New Searches.....	3
Hereditaments	4
Summary.....	4
Details	4
History	5
Observations.....	5
Watch Lists.....	5
Rates Liability Calculator (beta testers only)	5
Scenario Planner	6
Live Rating List	7
Reports	7
Valuation Scheme Changes	7
Valuation Tone Changes Within Scheme	7
Potential Material Changes.....	8
Deletions from Rating List.....	8
Newly Created Hereditaments	8
Reductions to Zero.....	8
Historic, Never Current (Status 4) Assessments	8
Schedules with Changed 'Total Area' Calculations	8
End Allowances	8
Schedules Affecting 'Watched' Hereditaments	8
'Unwatched' Scheme Changes Possibly Impacting 'Watched' Hereditaments.....	9
Rateable Value Changes	9
Upper Tribunal Cases Settled by Consent Order	9
List Line Entry Comparison.....	9
No Change in RV	9
Retrospective Effective Date.....	9
Directory (beta testers only).....	9
Publications	9
Index of Case Law	10
VOA Rating Manual.....	10
VOA Latest News	10
Watch Lists	10
Add/Edit Watch List.....	10
Reference not found.....	11
Duplicate references.....	11
Duplicate BA code for a reference	11
Watch List Note.....	11
Hereditament Details / Watch Lists Tab.....	11
User Manual	11
Support	12
My Account.....	12
Nickname	12
Session Timeout	12
Record Nav Style	12
Change Password	12
Logout.....	12

Menu Choice

Depending on screen size and user preference you can click the expand/collapse button to the right of the RatesData© logo to swap between display the right menu or the top menu.



Dashboard

The top bar on the dashboard is to help expedite the most common searches.

Quick Searches PostCode Scheme Ref BA Code

Under the quick searches bars is an overview of the latest VOA alteration releases and is split into two sections. The top two pie charts are generated from the latest Alteration Schedules and show the movements and change reason. The top right side contains live links to information that may be of interest.

The bottom two pie charts mirror the above but are only displaying any alterations affecting hereditaments saved within one of your watchlists. The bottom right side displays the latest RatesData© news and updates.

Alteration Schedules published between Wed 23/03/2022 and Tue 29/03/2022 (4,783 changes)

Movements in Rateable value (Excluding New)

Change Reasons (All)

Biggest changes in RV (with a RV > 500k)
 Decrease: Police Custody Suite, Birchyn Way, Grimsby, Lincs, DN31 2SQ
 Increase: Unit 3, Artemis Way, Peterborough, PE7 3FU
 VOA News / Publications 29 Mar 2022 11:06
[The central rating list - 2017](#)
 Parliamentive.TV - 1 Dec 2021 3.00pm
 House of Lords Legislation: Rating (Coronavirus) and Directors Disqualification (Dissolved Companies) Bill - report stage
 Publications - VTS Newsletters
 Issue 63 January - 2022
 Budget 2021
[See our document \(with highlights\)](#)
 Business Rates Review: technical consultation (30th Nov 2021)
[Click here to view government document](#)

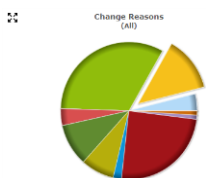
Your watch list entries (20 changes)

Movements in Rateable value (Excluding New)

Change Reasons (All)

Latest RatesData Updates
 29/03/2022 18:00 [User Manual Update](#)
 29/03/2022 17:37 [RatesData Release v2.0.82](#)
 29/03/2022 11:06 [VOA News Update](#)
 28/03/2022 17:35 [New Case Law](#)
 25/03/2022 09:32 [New BRIL 2022-03](#)
 23/03/2022 05:35 [VOA Data Download](#)
 21/03/2022 11:11 [VOA News Update](#)
 20/03/2022 15:34 [RatesData Release v2.0.81](#)
 18/03/2022 02:05 [VOA News Updates](#)
 17/03/2022 02:47 [VOA News Update](#)
[See more...](#)

Pie Charts



Hover over a pie slice to display a tool tip of the change reason and how many hereditaments are contained within that specific criterion. Clicking a pie splice will display the hereditaments in list view.

The four headed arrow icon to the top left of each individual chart will view it in full screen mode which also includes a legend denoting the full list change reasons and the quantity for each specific criterion.

Footer

The centre footer of the RatesData© will display the latest software version and VOA publication date.

VOA updated dd/mm/yy

The right footer will display your preferred session time which can be altered within My Profile.

239 mins

Quick Search for Specific BA Ref or UARN

Instantly search using the VOA BA reference or UARN.

Recent searches will be remembered and will be displayed in the drop down list.

Pressing enter will display the quick search result within the current browser tab. Pressing Ctrl + Enter will display the quick search result in a new browser tab.

Recently Viewed Hereditaments



Hover over this icon to display recently viewed hereditaments. Clicking on the hereditament entry will take you directly to that record in the current browser tab. Ctrl + click will open that hereditament in a new browser tab.

Recently Visited Hereditaments

- 113270500090 : Unit Bdk6, West Quay Shopping Centre, Southampton, SO15 1QE
- 113270500073 : Mobile Bitz, West Quay Shopping Centre, Southampton, SO15 1QD
- 197760034 : Hand Car Wash At Morrisons, Spruce Drive, Southampton, SO40 8AD
- 700738001684 : Car Wash At Tesco, Hamble Lane, Southampton, SO31 8BR
- 113270500080 : Auntie Anne's, West Quay Shopping Centre, Southampton, SO15 1QD
- 113270500082 : Eastern Beauty, West Quay Shopping Centre, Southampton, SO15 1QD
- 115548126501 : 263-271, Shirley Road, Southampton, SO15 3HS
- 701781912974 : Arc Car Wash, Tollbar Way, Southampton, SO30 2UH
- 113270500070 : Residual Mall Assessment, West Quay Shopping Centre, Southampton, SO15 1QD

Search Menu

Saved Searches

Saved Searches...

Clicking on the saved searches button will present your personal and your company saved searches.

Name	Last Used	Results	
Heathrow	05/04 16:27	127	Use
Kingston > 100k	06/04 17:52	290	Use
Southampton	04/04 13:51	14,848	Use

The different search types are denoted by:

- A personal search created by you
 - A search created by you and published to your company
 - A search created by a colleague and published to your company
- Only the creator can delete a search

Search History

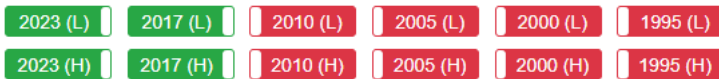
Search History...

The search history button displays your 100 previous searches

Last Used	Criteria	Results	
03/04 15:10	BAReferenceNumber=132928940123 AND ListYear=2023, 2023H, 2017, 2017H, 2010, 2010H, 2005, 2005H, 2000, 2000H, 1995, 1995H	179	Use
01/04 20:43	BAReferenceNumber=132928940123 AND ListYear=2017, 2010H, 2005, 2000H, 1995	97	Use
01/04 20:39	Town=southampton AND ListYear=2023, 2017, 2010, 2005, 2000, 1995	77,621	Use

New Searches

The year selection activates the VOA live and historic data for each subsequent search performed. Turn on (green) or off (red) each of the live and historic years to amend a search.



	<p>The drop down enables users to type or select specific fields of interest.</p> <p>Once all have been selected click the Execute Search button to produce the results.</p> <p>Criteria can easily be added, removed, or edited until the perfect results have been found.</p> <p>Some field selections require Starts with, Contains or Between Values.</p>
	<p>The target icon assists with finding the VOA specific terminology reference or codes.</p> <p>These can be scrolled through or typed in (auto complete). Multiple selections can be made by clicking each required result.</p>
	<p>Once all the required criteria have been selected click on Execute Search to find all the matching records.</p>
<p>290 results (0.21 seconds)</p>	<p>Any search resulting in 50k+ are limited until further criteria are added/refined.</p>
<p>Results per page: 500</p>	<p>Select how many results to display.</p>
	<p>If needed, click collapse to view more records or expand to add/alter criteria.</p>
<p>Page 1 of 250 [Fst] [Prv] [Nxt] [Lst]</p>	<p>Quickly navigate between each search result record pages. The button styles can be customised in "My Profile".</p>
	<p>Add these results to the Saved Search list or replace an existing one.</p>
	<p>Export results to Microsoft Excel (see columns below to customise the download)</p>
	<p>Export results to Adobe PDF.</p>
	<p>Output results to a selected printer.</p>
	<p>Select which columns are to be displayed. The last views/settings are saved for future uses until re-chosen.</p> <p>These choices are applied to any export to Excel/PDF or print making fully customisable reports per user.</p>
	<p>Sort data by clicking on the arrows to the right of the column heading. A purple arrow will denote the column that is currently sorted and whether ascending or descending.</p>
	<p>The sorting or column selection is applied to any export to Excel/PDF or print making fully customisable reports.</p>
	<p>The buttons to the left of a Hereditament are shortcuts to display the Calculator, Details, Record Sheets and Valuation Summary</p>
	<p>If the column Watch List (WL) has been selected this symbol indicates if the hereditament record is contained within one or more of your watch lists.</p>

View
View + [Shift]
View + [Ctrl] or [CMD]

Click View to display the hereditament details. Use Ctrl + click to open the details in a new browser tab. User Shift + click to open the details in a new browser window. Right click to select any of these options.

Clicking onto a hereditament will display the RatesData© quick preview

Line Items (3)		Add. Items (0)	Plant & Mach. (0)	Car Parking (1)	Adjustments (0)	Rates Calc (0)	
	Floor	Description	Area m ²	IBR £/m ²	Value	Total %	£/m ² Dev
1	Ground	Warehouse	821.00	90.00	£ 73,890	85.08%	100.00%
2	Ground	Area Under Supported Floor	72.00	63.00	£ 4,536	7.46%	70.00%
3	Mezzanine	Internal Storage	72.00	45.00	£ 3,240	7.46%	50.00%
			965.00		£ 81,666	100.00%	

Hereditaments

Summary

Hereditament details 2017 - Live

Address: The Old Chapel, Loddon Bridge Road, Reading, RG5 4BS Map

List alt date	Effective date	Rateable value	£20,500
Assessment ref: 19309133000	Area m ² : 137.40	Price m ²	£140.00
BA ref. number: 02419000266003 VOA	UARN: 199413165	BA code: 0360 Info	
Change Reason	Scheme ref: 462047 Show Me	Settlement type	
Firm name	Special cat code: 203	Composite	N
Description: Offices And Premises		Description code	CO
Case number: 28711919144	Status code: 0	Certificate	N

Use minimum, medium or maximum detail to specify how much information is to be displayed for the selected hereditament.

2017 - Live The selected Year - List Type is displayed in top right of the screen.

Map Address: click on the Map icon next to the address to open a new tab and display the Google map for that postcode.

VOA BA ref. number: If needed, click on VOA icon to open a new tab to display the HMRC records for this hereditament.

Info Click on the Info icon next to the BA code to get a pop-up containing details of the on the local billing authority for latest VOA contact information.

Show Me Click on the Show Me to list all other hereditaments within the same scheme in a new tab.

£27,500
£1 Changed from DEL If an entry is highlighted in yellow, it is a recent alteration from the VOA and hovering over this will display the change. To see the full history of changes, view the record sheet.

Details

Record Sheet This will allow you to output the record sheet for the selected hereditament as a PDF or an editable Microsoft Word document.

Valuation Summary This will allow you to output the valuation summary for the selected hereditament as a PDF or an editable Microsoft Word document. Options also include current, 2017, 2010, 2005 and deleted valuation summaries.

Line Items (1) Add. Items (0) Plant & Mach. (0) Car Parking (1) Adjustments (0) Splits & Merge (0)
History (8 / 3) Observations (0) Watch Lists (0) Nearby Hereds Rates Calc

A purple button indicates which detail screen is currently selected. White text indicates there are records and grey text indicates there are no records. After each of the titles there is also a number indicating how many records there are for each separate detail tabs.

In addition to the tabs containing information received from the VOA there additional RatesData© features available; History, Observations, Watch Lists, *Nearby Hereds and *Rates Calc (*currently in beta development).

History

This will display all records for that specific BA reference number for the current and any historic UARNs.

A type 4 record (an historic adjustment that has never had the status of current) is identified as below:

2017 (H)	£8,200	20/01/2020	01/11/2019	N	CH1	08/04/2021	33873632596	BAR	Alteration Of A Non Deleted Assessment	N	View
2017 (H)	£6,800	23/07/2019	01/04/2019	This record is of type (4), Historic adjustment, never current.					Alteration Of A Non Deleted Assessment	N	View

Hover over an appeal to show which hereditament entry it applies to. The indicator will adjust as you move over each appeal.

Observations

This allows you and your colleagues to share information regarding this hereditament. Only users within your company can view or amend these comments.

H1 H2 **B** *I* System Font 12pt

01/04/2020 Undergoing renovations - expected completion Summer 2020

01/09/2020 Renovations complete

Watch Lists

This tab will display all your watch lists and indicate with a green tick any that this hereditament is contained within.

Click the green tick to remove it from a watch list.

If this hereditament does not appear in any watch list click the dash to add it to a watch list.

Watch List Name	Ranking	Watch List Note	Hered
Supermarkets, Bristol	★	New	384
Supermarkets, Bristol	★		384 ---

Click the watch list name or ranking icon to go to the watch list management screen to review the full watch list content and amend any watch list notes against this hereditament.

Rates Liability Calculator (beta testers only)

This Rates Liability Calculator is currently with our beta testers and therefore this is an initial introduction until its full release.

Rates Liability Calculator
[Hide Live](#)
[Export Data](#)
[Function](#)
[Save This Scenario](#)
[Lookup Hereditament](#)

RatesData Clarification: Our transition calculations precisely follow the mathematical formulae laid down in The Non-Domestic Rating (Chargeable Amounts) (England) Regulations 2016, (SI 2016 No. 1265). If the legislation has not been followed or variations to the legislation's decimal rounding have been applied, other computation products or methods may give rise to occasional small discrepancies, particularly where very large rateable values are involved. We are always willing to investigate and advise on any queries you may have with RatesData Rates Liability Calculator via support@ratesdata.co.uk. Use + to show workings

(Being beta tested at the moment, basic calcs with alterations, city, xrail available, splits/mergers and reliefs/supplements coming soon)

Location: Greater London

RV @ 31/03/2017:

RV @ 01/04/2017: [Re Calc](#) Use Book Vats

Scenario Planner

Alterations (0)
2017/18 Charge Calculation
TOTAL CHARGE PAYABLE: £ 0.00 No Trans. Relief
2018/19 Charge Calculation
TOTAL CHARGE PAYABLE: £ 0.00 No Trans. Relief
2019/20 Charge Calculation
TOTAL CHARGE PAYABLE: £ 0.00 No Trans. Relief
2020/21 Charge Calculation
TOTAL CHARGE PAYABLE: £ 0.00 No Trans. Relief
2021/22 Charge Calculation
TOTAL CHARGE PAYABLE: £ 0.00 No Trans. Relief
2022/23 Charge Calculation
TOTAL CHARGE PAYABLE: £ 0.00 No Trans. Relief

Address: Normand Heathrow Ltd The Roundabout, Staines Road, Feltham, Middx. TW14 8RX. BA Code: 5540, BA Ref: 112715 [View](#)

RV @ 31/03/2017:

RV @ 01/04/2017: [Send To Planner](#)

Live Rating List

Alterations (0)
2017/18 Charge Calculation
TOTAL CHARGE PAYABLE: £ 117,265.00 No Trans. Relief
2018/19 Charge Calculation
TOTAL CHARGE PAYABLE: £ 120,555.00 No Trans. Relief
2019/20 Charge Calculation
TOTAL CHARGE PAYABLE: £ 123,140.00 No Trans. Relief
2020/21 Charge Calculation
TOTAL CHARGE PAYABLE: £ 125,020.00 No Trans. Relief
2021/22 Charge Calculation
TOTAL CHARGE PAYABLE: £ 125,020.00 No Trans. Relief
2022/23 Charge Calculation
TOTAL CHARGE PAYABLE: £ 125,020.00 No Trans. Relief

Scenario Planner

The left table is the scenario planner where different locations, rateable values and alterations can be calculated.

Location:

RV @ 31/03/2017:

RV @ 01/04/2017:

Scenario Planner

Alterations (2) =			
Eff. Date	<input type="text" value="01/04/2017"/>	RV	<input type="text" value="182,000"/> <input type="button" value=""/>
Eff. Date	<input type="text" value="01/08/2019"/>	RV	<input type="text" value="190,000"/> <input type="button" value=""/>

[Add Alteration Item](#)

Once the location, rateable value as at 31/03/2017, rateable value as at 01/04/2017 and any alterations have been entered, click the Re Calc button to display the overall value for each subsequent year.

2017/18 Charge Calculation +			
TOTAL CHARGE PAYABLE:		£ 87,178.00	No Trans. Relief
2018/19 Charge Calculation +			
TOTAL CHARGE PAYABLE:		£ 89,726.00	No Trans. Relief
2019/20 Charge Calculation +			
TOTAL CHARGE PAYABLE:		£ 94,416.00	No Trans. Relief
2020/21 Charge Calculation +			
TOTAL CHARGE PAYABLE:		£ 97,280.00	No Trans. Relief
2021/22 Charge Calculation +			
TOTAL CHARGE PAYABLE:		£ 97,280.00	No Trans. Relief
2022/23 Charge Calculation +			
TOTAL CHARGE PAYABLE:		£ 97,280.00	No Trans. Relief

Each year can be expanded to display the breakdown of the calculated total charge payable.

2017/18 Charge Calculation =			
Base Liability:	150,000 x 0.484	£ 72,600.00	
Plus Inflation @ 2.0%		£ 74,052.00	
Notional Chargeable Amount:	185,000 x 0.466	£ 86,210.00	(i.e. 16.4% increase)
Net Transitional Charge:	42.0% maximum	£ 0.00	(£ 72,600.00 x 1.448400)
Small Business Supplement:	185,000 x 0.013	£ 2,405.00	
Gross Transitional Charge:		£ 0.00	(Day £ 0.00000)
01/04/2017 - 31/03/2018 Gross Charge: 365 / 365 x £ 182,000 RV x £0.479		£ 87,178.00	(Day: £ 238.84384)
TOTAL CHARGE PAYABLE:		£ 87,178.00	No Trans. Relief

Live Rating List

The table on the right is actual data from the VOA relating to a specific hereditament and therefore the values are fixed and cannot be altered. However, this data can be sent to the scenario planner where additional alterations can be applied and calculated.

Address: Normand Heathrow Ltd The Roundabout, Staines Road, Feltham, Middx, TW14 8RX, BA Code: 5540, BA Ref: 112715 [View](#)

RV @ 31/03/2017:

RV @ 01/04/2017:

[← Send To Planner](#)

Live Rating List

Alterations (0) +			
2017/18 Charge Calculation =			
Base Liability:	215,000 x 0.484	£ 104,060.00	
Plus Inflation @ 2.0%		£ 106,141.20	
Notional Chargeable Amount:	235,000 x 0.466	£ 109,510.00	(i.e. 3.2% increase)
Net Transitional Charge:	42.0% maximum	£ 0.00	(£ 104,060.00 x 1.448400)
Small Business Supplement:	235,000 x 0.013	£ 3,055.00	
Crossrail Supplement:	235,000 x £ 0.02	£ 4,700.00	(Day £ 12.87671)
Gross Transitional Charge:		£ 0.00	(Day £ 0.00000)
TOTAL CHARGE PAYABLE:		£ 117,265.00	No Trans. Relief

Reports

Each of the reports have customisable criteria. The different criteria options will depend on the report type.

2017 @ 01/04/2017 2017 post 01/04/2017

Search:

Thu 03 Jun 2021 to Thu 03 Jun 2021

Turn on (green) or off (red) the number of sections to display

Each report section can be searched for any characters within any field

Each report section can be exported to Excel, PDF or printed

By default the report will run for the latest VOA data. To expand or alter the search to other alteration publications dates change the From and To dates.

Each report can then have additional criteria applied

Additional criteria will be displayed next to the More Criteria button.

[More Criteria](#) BACode=1710, 1780 AND RateableValue BETWEEN 1,000,000 And 1,500,000

Valuation Scheme Changes

Shows hereditaments where the Valuation Scheme in an Alteration Schedule differs from the Valuation Scheme shown for the current live entry in the Valuation List. Lists of hereditaments remaining in the previous scheme and those currently in the new scheme may also be inspected.

The default report shows changes made in the most recent alteration schedule, but reports may also be run based on schedules issued in any week since November 2012. All scheme changes in a rating period may be retrieved based on any combination of geographical, descriptive or RV criteria.

Valuation Tone Changes Within Scheme

Show hereditaments where the Unadjusted Price in an Alteration Scheme differs from the Unadjusted Price in the current live entry for the selected Valuation List although the Valuation Scheme Reference has not changed. The complete list will be retrieved and you will be told the number of records found. You will then have the opportunity of filtering the list in various ways, or of limiting to records on your watch-lists.

Reports may be run, based on Alteration Schedules issued by the VOA in any week since November 2012 or for a selected BA or postcode for the entire rating period. Results can be displayed in preview mode, for printing or saving as PDFs, as an Excel spreadsheet or as a screen list for drill-down to individual records. The Show Me button allows inspection of the current £/M² price of other members in any selected scheme. 'List' shows the full RatesData© entry for any record in a selected scheme.

Potential Material Changes

Shows RV deletions published on any selected Schedule date, or within a selected date-range, where the hereditaments had a positive RV in both the current and the previous rating period. Two reports are available, showing either changes effective on 1st April 2017, or those effective on any date post 1st April 2017 (and similarly for 2010). The full selection of filters is available.”

Deletions from Rating List

Shows RV deletions at a selected Schedule date where the hereditaments had a positive RV in both the current and the previous rating period.

Also offers the ability to identify all deletions in one of the three available rating lists filtered either by Billing Authority or Postcode Sector. Similar analysis of the 2000 and 1995 lists is available by special arrangement.

Newly Created Hereditaments

Shows hereditaments which have been newly created as the result of physical redevelopment, or where new BA Reference Numbers have been created as a result of splits or mergers. The full selection of filters is available.

Reductions to Zero

Shows hereditaments which have been newly created as the result of physical redevelopment, or where new BA Reference Numbers have been created as a result of splits or mergers. The full selection of filters is available.

Historic, Never Current (Status 4) Assessments

Provides a list of Alteration Schedules published on any selected date where the assessment's Status has been set to 4. Such entries are used to insert missing entries into a re-assessment sequence, and can never, themselves, represent the current assessment. This overrides the maxim that the most-recent alterations schedule automatically becomes the 'Live' entry for the hereditament concerned.

NB: The tab-name for this report is showing as "Historic never current"

Schedules with Changed 'Total Area' Calculations

Shows hereditaments where the Total Area in a recent 2017 Alteration Schedule, effective 01/04/2017, differs from the Total Area shown for the closing live entry in the 2010 Rating List. Also shows 2010 Alteration Schedules having a different Total Area from that of the live 2019 entry at 31/03/2017. Alternative reports are available – where the Unit of Measurement is the same, and where it has been changed. Results can be filtered geographically, or by distracting them to entries in your Watch Lists.

End Allowances

Known to the VOA as 'Adjustments', End Allowances make it possible for them to vary the standard assessment of a hereditament where special circumstances apply. Such adjustments maybe temporary, to take account of such things as road works affecting access, or they may be permanent where possibly a shop has an inconvenient layout.

We have something over 700,000 end allowances on record, dating back to 2005, and the list is being changed at the rate of approximately 1,000 per week. The entire list may be searched, using geographical, occupational, or financial parameters, or you may just wish to inspect changes made in a selected week.

Schedules Affecting 'Watched' Hereditaments

This report identifies all Alteration Schedules, for all List Years, published during the current week, or in any of the preceding weeks back to November 2012, which relate to hereditaments in your Watch Lists. Alteration Schedules for the 2005 and 2000 lists are no longer being published. RatesData© continues to make all hereditaments in these lists available – users should use the 'VOA Website' hyperlinks provided, to satisfy themselves regarding possible recent alterations to pre-2010 lists.

'View' allows you to inspect a report listing a selection of fields from the relevant hereditaments, classified by Watch List or Client. The report may be printed on your local printer or saved as PDF and downloaded to any folder on your local PC. 'Excel' is more detailed, listing nearly all fields of the schedules retrieved, plus the 2010 or 2017 values they have changed from, all in downloadable spreadsheet format.

'Unwatched' Scheme Changes Possibly Impacting 'Watched' Hereditaments

The first report identifies 2010 and 2017 alteration schedules, published during the current week, or in any of the preceding weeks back to November 2012, which relate to hereditaments which are not in your Watch Lists, but which are in the same valuation schemes as entries in your watch lists.

The second report allows you to see a history of all unwatched changes relating to one or more selected hereditaments in a specified watch list. Due to the potential size of the output files, each hereditament has its own Excel workbook. The unwatched changes listed are grouped by the address of the property to which they refer and are shown in List Alteration Date order.

Again, for report-size reasons 'View' is currently unavailable. The 'Excel' files produced list nearly every field of the VOA alteration schedules retrieved, plus, where available, the 2010 or 2017 values they have changed from.

Rateable Value Changes

This report replates to the dashboard pie charts and displays the hereditaments within each of those criterions.

Upper Tribunal Cases Settled by Consent Order

This report identifies cases where one or other of the parties to a Valuation Tribunal decision referred the matter to the Upper Chamber, but the case was subsequently withdrawn prior to the hearing and settled 'by Consent'. Such cases are relatively rare but can give a useful insight into possible VOA concessions which would otherwise not be known about.

In each case, the report gives details of the hereditament, with its rateable value before and after settlement by Consent Order. All columns have filters and each settlement has a hyperlink to the relevant entry on the VOA website.

List Line Entry Comparison

Alterations to line entry descriptions

No Change in RV

Hereditaments where there has been no change in Rateable Value for the given rating period(s)

Retrospective Effective Date

This report will show Hereditaments where there has been retrospective increase in Rateable Value with the effective date of the increase being 01/04/2017

Directory (delta testers only)

By popular demand a directory (reference library) of BA Codes, Case Types, Change Codes and PSD Codes will be available soon.

Publications

These is a library of external documents relating to rating information and legislations that may be of interest.

Publications - Business Rates Information Letters

Search: [Excel](#) [PDF](#) [Print](#)

File Name	Contents	
2021-03	Covid 19 Relief Scheme Material Change of Circumstance (MCC)	view
2021-02	Budget 2021 business rates measures, Administration and communication of reliefs, New Burdens, Confirmation of the 2021-2022 Business Rates Multipliers	view
2021-01	Business Rates Reliefs for 2021 and 22	view

Index of Case Law

The RatesData Case Law Index, compiled over many years by a practising rating surveyor, is a unique and continuously updated list going back to to the year of 1584 with over 10,000 legal decisions which have, or may have, a bearing on non-domestic rating considerations. The summary provides a searchable commentary on the subject and content of each decision.

Case Name Contains

 and

Court / Ref Contains

 and

Year Between

 and

Summary Contains

 and

Run Report 975 results (1.84 seconds)

You can use the search facility to add filter the records or apply more criteria and re-run the report. You also have the options of exporting the records to Excel, PDF or to print (PDF).

Case Name	Year	Court and Reference	Summary
Bank of New York Mellon (International) Ltd v Cine-UK Ltd, AEW UK Reit plc v Mexxa Bingo Ltd, AEW UK Reit plc v SportsDirect.com R.	2021	[2021] EWHC 1013 (QB)	Master Dagnall 3 consolidated cases. Cine-UK Limited tenant of the multiplex cinema forming part of the leisure development at Hen... View
Atos IT Services Ltd v Fylde Borough Council	2020	[2020] EWHC 647 (QB)	Mr Justice Saini [1] ... liability, if any, of a person for nondomestic ... rates in circumstances where the person said to be liable ... View
Buzz Group Ltd v Salmon (VO)	2020	[2020] UKUT 0116 (LC)	RATING – VALUATION – bingo hall, Gala Bingo, 937 Kingsbury Road, Birmingham, B24 9PP - valuation scheme based on percentage of Fai... View
Chenery v Sykes (VO)	2020	VTE, 247030765083/285N10, [33649751521 VOA case number following Appeal to UTLC ... View	Rutland Biodynamics Ltd, Town Park Farm, Brooke, Oakham, LE15 8DG - Non-Domestic Rating Appeal. VOA Notice that includes the appeal... View

[View](#)

Clicking on view will display the full case law details.

[Copy to Clipboard](#)

When viewing the case law details you can copy the contents to your clipboard for easy pasting to your chosen application.

VOA Rating Manual

This will open a new tab pointing directly to The Valuation Office Agency's (VOA) technical manual for the rating of business (non-domestic) property.

VOA Latest News

This is the latest 20 publications from the VOA or you can click on the link to go to the VOA website for the full listing.

VOA News / Publications

This page shows the most recent 20 publications from the VOA. (Last updated: 29 May 2022 15:40)

If you wish to see the full list, then please visit [this link](#).

[Apply for Council Tax Reduction](#)

Apply to your local council for Council Tax Reduction if you're on a low income or benefits - this replaced Council Tax Benefit

Updated: 27 May 2022 07:44

[Valuation Office Agency: Council Tax statistics](#)

This collection brings together all documents relating to Council Tax statistics published by the Valuation Office Agency.

Updated: 26 May 2022 08:30

Watch Lists

These are created by you to 'watch' personal hereditaments of interest and to receive immediate notifications of VOA alterations.

Add/Edit Watch List

Click on New Watch List to create one or click an existing watch list to edit it.

Specify a name for the Watch List and Ranking

Watch Lists - Add / Edit

Watch List Name *

Ranking *



Select whether you are entering BA references or UARNs and type the relevant details into the box below. For bulk imports copy and paste a list of hereditament BA references or UARNs from an excel, word or comma separated list.

Reference not found

If a reference cannot be found the system will display the following message:

The following BA Reference Numbers were NOT found from your submission; 123456789xyz, 123456789zyx

Duplicate references

In the example below the system has identified two duplicates within the list therefore only 26 of the 28 hereditaments will be imported.

I am entering BA Refs UARNs

Hereditament(s)

700738001695

700738001685

701781912978

700738001691

703641009666

701781912966

The following duplicates were found: 195550010, 197760032. Only 26 out of the 28 will be imported.

Duplicate BA code for a reference

There can be occasions where the import routine identifies a BA Reference Number as occurring in more than one Billing Authority.. To choose the correct hereditament use the dropdown to display the multiple records and select as required.

The list below shows the BA References that are duplicated within several BA Codes. You need to correct those.

BA Code	BA Reference	UARN	Full Address	Watch List Note
(Select)...	1158276	N/A	N/A	
(Select)...	0235 (Bedford Borough Council)	N/A	N/A	
(Select)...	1505 (Basildon District Council)	N/A	N/A	
(Select)...	3005209	N/A	N/A	
(Select)...	072542	N/A	N/A	

Watch List Note

You can add notes against each hereditament within a watch list. These notes are unique to that hereditament within this specific watch list only. These notes will also be displayed on the hereditament detail tab.

BA Code	BA Reference	UARN	Full Address	Watch List Note
0114	16454036017	10820033000	Tesco, Old Mills, Bristol, BS39 7SW	My personal note <input type="button" value="View"/>

Hereditament Details / Watch Lists Tab

Whilst viewing Hereditaments you can quickly identify if it is contained within any Watch List. Click on the green tick to remove if from a specific Watch List or click the dashes to add it to the required Watch List.

Line Items (3) Add. Items (1) Plant & Mach. (0) Car Parking (0) Adjustments (0) Splits & Merge (1) Rec Sheet (1) Observations (0) Watch Lists (2)

Watch List Name	Ranking	Watch List Note	Hereds
Supermarkets (client)	★		389 ✓
Supermarkets, Bristol	★		384 ✓
Supermarkets, Southampton	★		413 ---

User Manual

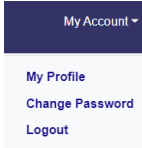
A PDF of the RatesData manual that gets reviewed weekly and then published with any system changes or new features. The last publication review date is noted on the title page.

To quickly move to a topic click on the title within the table of contents.

Support

Got a question or suggestion? Send it direct to our development and helpdesk teams and they will get back to you as soon as they can.

My Account



The profile screen allows you to view login information and amend or add personal details. There are also customisable settings to enhance your user experience.


Nickname



Specify the name displayed at the top of the menu

Session Timeout



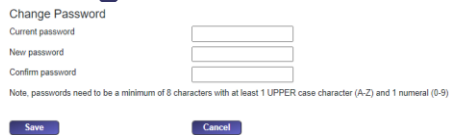
By default, session timeouts (the amount of time that the active login will remain open) is set to 30 minutes. This can be extended on a per user basis from five minutes to four hours. The session timer can be found in the bottom right hand corner on any screen within the Client Area 

Record Nav Style

Toggle between arrows or buttons for navigation the search screen results



Change Password



To reset a password enter your current password followed by the new password and confirmation.

Note: passwords need to be a minimum of 8 characters and contain at least one UPPERCASE character (A – Z) and 1 numerical character (0 – 9)

Logout

This will log you out of the system and returns your browser to the RatesData© home page.