



## **Business Rates Revaluation 2017**

**Are your Serviced Apartments correctly taxed?**

**Is your business rate liability too high?**

**We can help you!**

Turner Morum are the business rates and Council Tax advisers to the ASAP as well as representing and advising a large number of serviced apartment, aparthotel and corporate housing businesses nationwide

We have been actively providing advice in the sector and saving money for our clients since 2000

We have very recently secured an important victory in a national test case on serviced apartments in a “Complex Case” Hearing. In the decision issued (which is not being appealed further), a “short period” has at long last been determined as being 28 days or less. Through this decision the sector will henceforward be subject to business rates ONLY where lettings are typically for 28 days or fewer. At the very least, this legal clarification will benefit all apartment operators henceforward on whether their apartments should be subject to Council Tax or business rates.

Many operators who have a substantial proportion of their C1 apartments typically letting for longer periods (but below 90 days) will now be able to obtain Council Tax based liabilities (typically around half to a third of NDR liability) without compromising their planning consent

The 2017 Revaluation which went live on 01 April 2017 has already shown a massive and seemingly illogical range of uplifts in liability for Serviced Apartment operators both in similar market localities and in different geographical locations.

Some of the uplifts in rateable value have been as much as 153%, and although the transitional system will phase in these additional rates costs, such levels of tax are simply not sustainable for many Serviced Apartment business models. We are actively seeking to restrain and reduce these costs and our stunning victory in the recent Test Case will help materially in this aim

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