



Leaving no stone unturned

GN Rates Audit

Going further to save you money

The working day. It's a busy time. So much to do and not enough hours to do it. When dealing with everyday tasks, it's difficult to know whether your company has previously paid the right business rates. In fact, your organisation might have been overpaying across its property portfolio for years.

“The work carried out has been done accurately and always dealt with in a professional manner. Minimal input on our behalf, no clash of investigations with our retained Rating Agent...”

Vue Entertainment

Our GN Rates Audit will uncover any overpayments and refund the money straight back to your business. So you can relax and focus on your daily responsibilities, knowing we're working saving you money.

Our heritage in rates audits

Goodman Nash has provided a rates audit service since 1999. In the 1990s, very few companies performed rates audits. However, account-payable audits by non-surveying companies were popular. These same companies strayed into business rates, investigating credit balances left on account and unclaimed empty rates.

We were different from the start. Established by chartered surveyors who understood the complexities of business rates, Goodman Nash progressed rapidly in this niche marketplace. Since our launch, we have delivered repeatedly for many FTSE 100 and 250 companies. These include some of the largest banks, building societies, food and non-food retail giants, high-street retailers, building conglomerates, manufacturers, and many public authorities. We have dealt with some of the UK's largest portfolios, recovering millions in savings, and completing multiple audits for many of our customers. See clients page on our website.

Our current headcount of around 60 makes and still retains us as the UK's largest independent provider of business-rates and property audit related services. We have achieved our market-leading position by investing millions into IT platforms. These platforms interrogate databases and create specific data-handling management systems with single-user interfaces for our auditors to view all client data on a property-by-property basis.

Clarifying complex business rates

Whatever your company and sector, you will appreciate that business rates are a difficult tax to administer. Paying the tax in instalments would be simple if billing was closed after a rate year expires.

However, that is not the case. Appealing against rateable values takes time. What's more, rateable values change frequently. This means that historic charges for earlier rate years can also change, requiring reopening of billing. Not forgetting complicated transitional relief, a multitude of exemptions and reliefs, and legislative changes between revaluations. With such complexity, it's little wonder many ratepayers occasionally overpay.

The reconciliation processes that ensure payments match liability are equally challenging. Often, companies lack the proprietary software necessary to proceed. Organisations outsourcing typically choose rates-management service providers that promise to succeed but often fail to deliver.

How the service can help

The GN Rates Audit sits outside the conventional rates appeal process, helping return overpayments to your company. We will uncover mistakes and research to provide more accurate information that helps recover business overcharges.

Our GN Rates Audit and GN One-Off Business Rates Recovery services employ the same software tools. However, GN Rates Audit provides a more robust audit across your whole property portfolio, including important payments versus liabilities reconciliation. The audit also identifies rating-list errors, incorrect billing, client overpayments, missing reliefs and exemptions, and more.

Uncovering Savings

Additionally, we'll identify where you could have saved more through transitional certification or list alteration. For example, rateable values may have been too high or failed to account for material changes in circumstances, such as road works and adjoining building works.

We do not deliver the GN Rates Audit service half-heartedly. Some systems, such as the Valuation Office Agency website, are available in the public domain. At Goodman Nash, we do things differently. We buy in:

- rating data direct from the valuation officer and Scottish assessor, including summary valuation data, which gives us a significant advantage
- useful appeal information from the Valuation Tribunal Service
- Ordnance Survey data to enable spatial mapping and analysis techniques
- top tier property information sets.

Alongside these subscriptions, we obtain substantial databases through freedom of information requests and other data banks within the public domain. We combine and run data queries across colossal amounts of information. Our sophisticated toolset includes data integration across many platforms.

Is GN Rates Audit right for you?

Whatever the size and type of your buildings, if you have a portfolio of ten or more properties, or rateable values exceeding £100,000, it's wise to choose the GN Rates Audit service. It can also pay to use the service if your rateable values

change frequently, property numbers rise or fall, or some buildings are vacant or underused. Whether your business is a small or medium-sized company or a large corporation, we'll do everything we can to bring you significant savings.

The benefits

The benefits of the GN Rates Audit are measurable on a 'no win, no fee' basis. Using our service ensures your audit is performed by someone independent in the process. After all, an audit should not be about 'marking one's homework'. Our independence means we can see matters from a different perspective, and ensures you place your audit in safe, trusted hands.

How the service works

Your time is precious. So it's good to know our GN Rates Audit is quick and easy and hassle free. Even better, because we work on a 'no win, no fee' basis, you won't pay a penny if we fail to save you money.

Our team will collect information from you, such as property and payment records dating back as far back as your archives go. The more data we collect, the more thorough our audit.

We'll seek to identify:

- your company's methods of recording, reconciling and corresponding with councils
- past vacant and underused properties
- start and end dates of occupation
- incorrect billing
- opportunities through transitional certification, and exemptions and relief
- rating-list errors.

Next, we'll perform the audit at our offices. Aside from asking you a few quick questions, we'll leave you free to work without interruptions. If we find overpayments, we'll secure refunds for your business.

Let's talk

If your business has a portfolio of properties, it pays to discover whether a business rates refund is due. As the UK's leading authority in business rates, we have the expertise and technologies necessary to recover substantial savings for your company.

There's another great reason to get in touch: you won't pay if we don't win a rates refund. So you have nothing to lose and everything to gain. To find out more about how our GN Rates Audit can save you time and money without any risk to your business, please contact us.

Other GN Services



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