



# Moving to save you money

## GN Upsize-Downsize

# Reducing costs as your property use changes

Businesses often undergo periods of upscaling, downsizing and re-locating. Such changes to the way you use your real estate provide opportunities to reduce the business rates you pay. Act in good time, and these savings could be yours.

## Relief at the council's discretion

Rates relief is available where part or parts of your commercial space are not in use, or are not fully utilised, for short periods. The law does not define 'short periods', but in some instances, they can be as long as 12 months. However, relief is at the discretion of the billing authority, and that's where the problems can begin.

## Part use and the right to claim

A property does not have to be entirely vacated to benefit from reduced rates. The council has power to grant a discretionary relief if the premises are not being wholly utilised. Part use can arise in a number of ways, such as:

- the phased occupation and/or vacation of premises during relocation
- seasonal variations in the use of a distribution warehouse
- future expansion capacity not in current use
- changes to the distribution network with stock levels reduced
- part shutdowns on sites through maintenance work, or under emergency measures
- parts affected by flooding or fire damage
- parts not in use during refurbishment
- half shifts or other work pattern changes.

If any of these events are currently affecting any of your commercial space – including underuse of land or car parking – please contact us straightaway.

### Why claims fail

While many rating agents are familiar with the process, councils frequently receive insufficient evidence to deal with the claim. Sometimes, claims are made too late for the council to inspect, or they are not submitted at all. Other times, clients lose the opportunity to maximise savings because the information and record keeping is incomplete.

## How the service works

GN Upsize-Downsize brings you the onsite services of a specialist team. Our experts will undertake everything required to claim your business rates relief from the local authority, including, at all relevant stages:

- providing physical measurements of underused or unused areas
- dating personnel changes and department moves
- preparing actual time tables against proposed
- providing utility readings
- taking and submitting photographs.

Our qualified surveyors will liaise with the relevant billing authority on your behalf. We'll visit the premises and advise you on the best ways to use your space to maximise savings. In fact, we'll take care of everything so you can focus on your other critical responsibilities.

That's not all. As we only charge when we secure a saving, you have nothing to lose by appointing us.



**Supporting your business,  
working with advisors**



**Using superior technology,  
revealing big saving**



**Nothing to lose,  
everything to gain**

## Let's talk

If your business is upsizing, downsizing, relocating or has done recently, there's never been a better time to talk to Goodman Nash. We have the expertise and resources to submit a strong business rates claim and secure significant savings for your company.

There's another compelling reason to call us: if we don't win, you don't pay. So you have nothing to lose and everything to gain. To find out more about how our GN Upsize-Downsize service can save you time and money, please contact us.

### Other GN Services

**GN** Property Audit

**GN** Empty Rates

**GN** Rates Audit

**GN** One-Off Business Rates Recovery

#### Head Office

##### Goodman Nash Ltd.

7/8 Prince Maurice Court,  
Hambleton Avenue,  
Devizes, Wiltshire, SN10 2RT

01380 739112

[contactgn@goodmannash.co.uk](mailto:contactgn@goodmannash.co.uk)

#### Bristol Office

##### Goodman Nash Ltd.

Ground Floor, North,  
The Quorum,  
Bristol, BS1 3AE

01174 404 077

[www.goodmannash.co.uk](http://www.goodmannash.co.uk)

