

Module 2 – Advanced Calculator

Calcurate

Friday
11/05/2018

EXIT

England	Scotland	Wales
<input type="button" value="2017 England"/>	<input type="button" value="2017 Scotland"/>	<input type="button" value="2017 Wales"/>
<input type="button" value="2010 England"/>	<input type="button" value="2010 Scotland"/>	<input type="button" value="2010 Wales"/>
<input type="button" value="2005 England"/>	<input type="button" value="2005 Scotland"/>	<input type="button" value="2005 Wales"/>
	<input type="button" value="2000 Scotland"/>	<input type="button" value="2000 Wales"/>
<input type="button" value="2000e England"/>	<div><input type="button" value="Scheduliser 2017"/> <input type="button" value="Scheduliser 2010/17"/> <input type="button" value="Scheduliser 2005"/></div>	
<input type="button" value="1995 England"/>		
<input type="button" value="1990 England"/>		

BL Calc | Instalment Calc | Interest | Interest 2 | DayCalc

11/05/2018


Calcurate 2017 (England)

Business Rates Liability and Savings Calculator for the 2017 Rating List

<input type="checkbox"/> Basic Calculation	<input type="checkbox"/> Interest
<input type="checkbox"/> Advanced Calculation	<input type="checkbox"/> BRS Levying Authorities
<input type="checkbox"/> Split	<input type="checkbox"/> Update
<input type="checkbox"/> Merge	<input type="checkbox"/> Riverlake Settings
<input type="checkbox"/> R x J / S (Recon)	<input type="checkbox"/> Saved Calculations Folder
<input type="checkbox"/> Enter the Property Details	

Licenced to:
Version: Calculate 17 v 4.0
Renewal Due 15/08/2018

[Conditions of Use](#)

 ?

EXIT

Calcurate Menu

Open 2010 Calculate

Scheduliser	?
Multi-Recon Calculator	?
Intermittent Occupation Planner	?

data

Calcurate 2017 © Calcurate Ltd, July 2016 - May 2018

Advanced Calculation

The Advanced Calculator is very versatile. The Advanced Calculator can be used with almost any sequence of events. It can be used to compare two different scenarios and show the liability resulting from each scenario. The difference between the two is shown as a saving or increase. The Advanced Calculator is also often used simply to calculate liability when there are several RV changes or where Transitional Certificates apply.

The screenshot displays the Advanced Calculator interface, which is divided into several sections for input and calculation.

Top Section: Includes navigation buttons like "Go to Menu", "Import", "Clear All Input", and "Hypothetical?". It also features a "Calculation Number" field and a "< Reset" button. On the right, there are buttons for "Copy as PDF", a folder icon, and a document icon.

Left Sidebar: Contains a "Search" box with a magnifying glass icon and a "START >" button.

Main Input Area: Titled "This Section: Values as at 01/04/17 - Original on Left, Revised on Right". It includes a "Click Button Below to Enter Address" section with an "address" field. Below this, there are two columns: "Original" and "Revised". Each column has fields for "Location" (with a dropdown menu), "RV as at 01/04/17 or a zero if none", "% Payable from 01/04/17", "is this vacant as at 01/04/17", and "Base Liability". There are also checkboxes for "new in list?" and "Charity?". At the bottom of this section, there are fields for "BRS / Crossrail" and "BRS Levying Authority".

Right Sidebar: Contains a "Reports" section with buttons for "Go to Standard Report" and "Go to Client/Ratepayer Report". Below this is an "Actions - SBRR & TC's" section with buttons for "Open the SBRR Input Panel" and "Open the Transitional Certificates Input Panel".

Event Details Section: Titled "In this section, Enter any changes that are effective AFTER 01/04/17. Original on LEFT, Revised on RIGHT". It contains two tables for "Enter the 'Original' Details Below" and "Enter the 'Revised' Details Below". Each table has columns for "From Date", "RV", "% payable", "vacant", and "Certify". The "Original" table has 11 rows, and the "Revised" table has 11 rows.

Summary Table: A table with columns: "Rate Year", "phased/true Original Liability", "phased/true Revised Liability", and "Saving". It shows data for the years 2017/18, 2018/19, 2019/20, and 2020/21. The "Saving" column shows a total of 0.00.

Bottom Section: Includes a "go to report" button, a "copypaste" button, an "Installments" button, and an "enter payments" button. There is also a "more detail" button.

It is most important to understand that the Advanced Calculator has two totally separate sides. You may refer to these as "Original & Revised" or "Before & After" or simply "Left & Right".

The two sides are completely independent of each other. The liability displayed on the LEFT is calculated using the details on the LEFT, and the liability displayed on the RIGHT is calculated using the details on the RIGHT. The difference between the two sets of figures is shown as a saving or an increase.

Dates (and the relevant RV's) are entered in chronological order DOWN the page. You don't have to have the same dates on each side – although it does help with direct comparisons.

The Advanced Calculator consists of three main sections (Top, Dates, Results), and two others (SBRR Input, TC Input) that can be opened when required.

The Top Section

This section is used to enter the values at 1/4/17 and 31/3/17 and other factors that apply at 1/4/17

Go to Menu: Takes you to the England 2017 Menu

Analyse Import button: [see page 13](#)

Clear All Input: Each section has its own Clear or Reset button, but 'Clear All' clears all sections in the Advanced.

Hypothetical & Calculation Number: These are displayed on the Standard Report – Use them when you want to show a calculation as 'Hypothetical' or when you want to number a series of calculations.

Search: Clicking the VOA WEB button will open the VOA website and list the entries for the postcode entered. If you have "Analyse" from Inform CPI, you can send the postcode to Analyse and use the "Riverlake" button on Analyse to search for that postcode.

Address Button: [See pages 14 to 18](#)

Location: England, Greater London, City of London

Help Greater London – [see page 19](#)

Input:

Prior List RV: Enter the RV as at 31/3/17 on the LEFT side. It will also appear on the RIGHT but you can enter a different figure on the RIGHT if you wish.

RV as at 1/4/17: Enter the RV as at 01/04/17 on the LEFT side. It will also appear on the RIGHT but you can enter a different figure on the RIGHT if you wish.

% Payable and Charity: If the client is not liable from 1/4/17 or the property is exempt at 1/4/17; enter a "% Payable" of zero.

If this a **Charity** tick the box, this is essential as it will determine which multiplier will be used.

Is this **Vacant** as at 1/4/17?: If the property is vacant on 1/4/17 enter a "y"

New in list?: If there was no entry in the rating list at 1/4/17; click this button to go straight to “The Dates Section”.

Remember! Each side (Left and Right) of the Advanced Calculator is independent of the other; therefore you could view the effect of gaining or losing the Charitable Relief. Similarly, you could also view the difference between occupied and unoccupied liabilities.

The Dates Section

In this section enter the details that are effective AFTER 1/4/17. If there is a sequence of dates, enter them in chronological order going DOWN the page on each side.

reset this section...

In this section, Enter any changes that are effective AFTER 01/04/17. Original on LEFT, Revised on RIGHT

help

tick to Certify at 01/04/17		Enter the 'Original' Details Below			
From Date	RV	% payable	vacant		
?	01/04/2017	0	100.00%	n	
1	<input type="checkbox"/>		100.00%	n	
2	<input type="checkbox"/>		100.00%	n	
3	<input type="checkbox"/>		100.00%	n	
4	<input type="checkbox"/>		100.00%	n	
5	<input type="checkbox"/>		100.00%	n	
6	<input type="checkbox"/>		100.00%	n	
7	<input type="checkbox"/>		100.00%	n	
8	<input type="checkbox"/>		100.00%	n	
9	<input type="checkbox"/>		100.00%	n	
10	<input type="checkbox"/>		100.00%	n	
11	<input type="checkbox"/>		100.00%	n	

Enter the 'Revised' Details Below					Certify
From Date	RV	% payable	vacant		
01/04/2017	0	100.00%	n	?	
		100.00%	n	<input type="checkbox"/>	
		100.00%	n	<input type="checkbox"/>	
		100.00%	n	<input type="checkbox"/>	
		100.00%	n	<input type="checkbox"/>	
		100.00%	n	<input type="checkbox"/>	
		100.00%	n	<input type="checkbox"/>	
		100.00%	n	<input type="checkbox"/>	
		100.00%	n	<input type="checkbox"/>	
		100.00%	n	<input type="checkbox"/>	
		100.00%	n	<input type="checkbox"/>	
		100.00%	n	<input type="checkbox"/>	

[Click here to allow dates in any order](#)

When entering a period of time, for example an unoccupied period from 7th June to 6th October, you must NEVER enter the dates “from and to”, you must only ever enter the “from” date.

For example, if a previously occupied shop was vacant on 7th June 2017, it will be empty and exempt (i.e. 0%) **FROM** 7/6/17. If it remains unoccupied for four months, Empty Property Rate at 100% will be due **FROM** 7/9/17 and Occupied Rate (also at 100%) will be due **FROM** 7/10/17

There is no need to enter the periods as “From and To”, only FROM.

The Dates Section allows you to enter:

- 1 - A Date
- 2 - The RV effective on that date (or the RV that you THINK might apply on that date)
- 3 - The percentage payable from that date
- 4 – Whether it is vacant from that date
- 5 – (tick box) whether the RV at that date has been (or should be) certified at 1/4/17

Remember that the two sides are independent of each other. The information you put on the LEFT will only affect the liability shown on the LEFT.

The information you put on the RIGHT will only affect the liability shown on the RIGHT.

Therefore, you can compare two totally different scenarios to see how it affects liability

The Results Section

This shows the liability resulting from the information you've entered.

Error Help?							go to report
?	Rate Year	phased/true	Original Liability	phased/true	Revised Liability	Saving	
	2017/18	True	0.00	True	0.00	0.00	
	2018/19	True	0.00	True	0.00	0.00	
	2019/20	True	0.00	True	0.00	0.00	
	2020/21	True	0.00	True	0.00	0.00	
			0.00		0.00	0.00	
England							go to report
Inflation Rates used are 2017: 2%; 2018: 3%; 2019: 3%; 2020: 3%;							more detail
							copypaste
							instalments
							enter payments

The figures on the LEFT are the result of the information you've entered on the LEFT

The figures on the RIGHT are the result of the information you've entered on the RIGHT

The "Saving" is the difference between the two. A figure in red and in brackets indicates a negative saving, i.e. an increase.

The liability will be shown as "True" (not affected by transition) or "Phased" (affected by transition)

Other indicators may say:

"N/J" (N over J) – This indicates an RV reduction effective after 1/4/17 and affected by transition

"P + T" (Phased plus True) - This indicates an RV increase effective after 1/4/17 where the added value is not protected by transition.

"N/J + T" (N over J plus True) – This indicates an RV reduction effective after 1/4/17 affected by transition followed by an RV increase effective after 1/4/17 where the added value is not protected by transition

Advanced Calculator - Hidden Panels

The three main sections outlined above are always visible

There are two others that are hidden until needed

Small Business Rate Relief

import Go to Menu ? Clear All Input Hypothetical? ☐ Calculation Number < Reset Copy as PDF

This Section: Values as at 01/04/17 - Original on Left, Revised on Right

Click Button Below to Enter Address

address

Location [help - Greater London BA's](#) England

Original Help **Revised** clear this section...

Prior List RV or zero if none new in list? ☐

RV as at 01/04/17 or a zero if none

% Payable from 01/04/17 ☐ Charity?

is this vacant as at 01/04/17

Base Liability

BRS / Crossrail BRS Levying Authority

Reports

- Go to Standard Report
- Go to Client/Ratepayer Report
- Actions - SBRR & TC's**
- Open the SBRR Input Panel
- Open the Transitional Certificates Input Panel

reset this section... **In this section, Enter any changes that are effective AFTER 01/04/17. Original on LEFT, Revised on RIGHT**

tick to Certify at 01/04/17	Enter the 'Original' Details Below	Enter the 'Revised' Details Below
	From Date	From Date
1	01/04/2017	01/04/2017
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

This Section: Values as at 01/04/17 - Original on Left, Revised on Right

Click Button Below to Enter Address

address

Location [help - Greater London BA's](#) England

Original Help **Revised** clear this section...

Prior List RV or zero if none new in list? ☐

RV as at 01/04/17 or a zero if none

% Payable from 01/04/17 ☐ Charity?

is this vacant as at 01/04/17

Base Liability

BRS / Crossrail BRS Levying Authority

Does Small Business Rate Relief Apply? Help

sbr 2017/18 y/n

sbr 2018/19 y/n

sbr 2019/20 y/n

sbr 2020/21 y/n

Original **Revised**

reset this section... **In this section, Enter any changes that are effective AFTER 01/04/17. Original on LEFT, Revised on RIGHT**

Enter the 'Original' Details Below **Enter the 'Revised' Details Below**

Transitional Certificates

Go to Menu **Hypothetical?** ☐ **Calculation Number**

This Section: Values as at 01/04/17 - Original on Left, Revised on Right

Click Button Below to Enter Address

address

Location England

Prior List RV or zero if none

100% ☐ Charity? ☐ Charity?

n 0.00

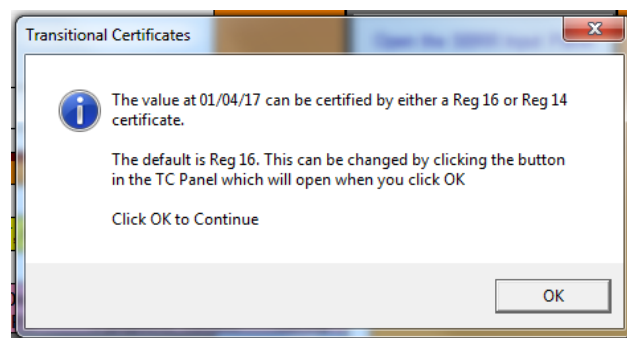
BRS / Crossrail BRS Levying Authority

Reports

Actions - SBRR & TC's

reset this section... **In this section, Enter any changes that are effective AFTER 01/04/17. Original on LEFT, Revised on RIGHT**

tick to Certify at 01/04/17	Enter the 'Original' Details Below	Enter the 'Revised' Details Below			
	From Date	RV	% payable	vacant	Certify
<input type="checkbox"/>	01/04/2017	0	100.00%	n	<input type="checkbox"/>
<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>



Do any Transitional Certificates apply? - if not leave blank

Certified Value at 01/04/17 can be either Reg 16 (usually 'Date of Schedule Increase') or Reg 14 (MCC on 01/04/17)

Reg 16 Certified Value as at 01/04/17

Date Certificate has Effect

Certified Value at 31/03/17 is Reg 17

Certified Value as at 31/03/17 has effect from

a base liability at 31/03/17 of will be used from

Remember! Each side is independent of the other; therefore you could view the effect of having, or not having, a Transitional Certificate. Similarly, you could also view the difference between Transitional Certificates of different values.

For help in determining the dates to use, click the "Help" button – see below

Help – Certificates

Certificates

go to advanced

'The Date Certificate has Effect'

A Transitional Certificate will certify the value at 01/04/17 or 31/03/17
The value will be used in the calculation of Transition instead of the RV at that date
The liabilities resulting from those calculations DO NOT always have effect from 01/04/17

For 01/04/17 Certificates the date will depend on the Regulation

Reg 14 - Usually for an MCC occurring on 01/04/17

Date for Reg 14 will be 01/04/17. For Reg 16 see below:

Reg 16 - Usually for an RV increase effective AFTER 01/04/17 that SHOULD have been effective from 01/04/17
(This is often called a Date of Schedule Increase)

The date from which the certificate has effect - i.e. the date from which it will affect liability - is NOT likely to be 01/04/17
The date will be one of the following:

- (1) The effective date of the RV change, on the 2017 list, that gave rise to the certificate
- (2) OR, If (1) does not apply, the date that the certificate was requested by the ratepayer
- (3) OR, If (2) does not apply, the date that the certificate was issued.

Reg 17 (31/03/17) Certificates

The date that the certificate has effect will be one of the following:

- (1) If the certified value is LOWER than the RV at 31/03/17, the date will be 01/04/17
- (2) If the certified value is HIGHER than the RV at 31/03/17, the date will be either:
 - (A) The same date that the Reg 16 certificate has effect (if there is one)
 - (B) OR, If 'A' does not apply, the date that the certificate was issued.

Examples and Exercises using the Advanced Calculator

Example using Dates – Empty Period of Four Months

Dates are always entered as “FROM”, not “from and to”

For example, a shop closes for refurbishment and will be empty and exempt (i.e. 0%) FROM 1/6/17

If it remains unoccupied for more than three months, Empty Property Rate at 100% will be due FROM 1/9/17

If it is occupied on 1st October 2017, Occupied Rate (also at 100%) will be due FROM 1/10/17

Exercise 1:

Show the saving resulting from the empty period in the example above.

The shop is not in London | The RV at 31/3/17 is 18,000 | The RV at 01/4/17 is 36,000

Method

On the LEFT, enter the Dates, RV's, Percentages, and vacant indicators as if the shop is **occupied** throughout the period in question. On the RIGHT, enter the Dates, RV's, Percentages, vacant indicators based on the example, i.e. vacant for four months from 1/6/17

Original Details

tick to Certify at 01/04/17	From Date	RV	% payable	vacant
1	01/06/2017	36,000	100.00%	n
2	01/09/2017	36,000	100.00%	n
3	01/10/2017	36,000	100.00%	n
4			100.00%	n
5			100.00%	n
6			100.00%	n
7			100.00%	n
8			100.00%	n
9			100.00%	n
10			100.00%	n
11			100.00%	n

Revised Details

From Date	RV	% payable	vacant	Certify
01/06/2017	36,000	0.00%	y	<input type="checkbox"/>
01/09/2017	36,000	100.00%	y	<input type="checkbox"/>
01/10/2017	36,000	100.00%	n	<input type="checkbox"/>
		100.00%	n	<input type="checkbox"/>
		100.00%	n	<input type="checkbox"/>
		100.00%	n	<input type="checkbox"/>
		100.00%	n	<input type="checkbox"/>
		100.00%	n	<input type="checkbox"/>
		100.00%	n	<input type="checkbox"/>
		100.00%	n	<input type="checkbox"/>
		100.00%	n	<input type="checkbox"/>
		100.00%	n	<input type="checkbox"/>

Your input on the LEFT (as shown above) should be...

From 1/6/17 the percentage payable is 100 and the vacant indicator should be n

From 1/9/17 the percentage payable is 100 and the vacant indicator should be n

From 1/10/17 the percentage payable is 100 and the vacant indicator should be n

Your input on the RIGHT (as shown below) should be...

From 1/6/17 the percentage payable is 0 and the vacant indicator should be y

From 1/9/17 the percentage payable is 100 but the vacant indicator should still be y

From 1/10/17 the percentage payable is 100 and the vacant indicator should be n

import

Go to Menu ? Clear All Input Hypothetical? ☐ Number < Reset

This Section: Values as at 01/04/17 - Original on Left, Revised on Right

Click Button Below to Enter Address

address Help clear this section...

Location [help - Greater London BA's](#) England

Prior List RV or zero if none 18,000

RV as at 01/04/17 or a zero if none 36,000

% Payable from 01/04/17 100%

is this vacant as at 01/04/17 n

Base Liability 8,712.00

☐ Charity?

BRS / Crossrail reset > BRS Levying Authority BRS Levying Authority

reset this section... In this section, Enter any changes that are effective AFTER 01/04/17. Original on LEFT, Revised on RIGHT help

Enter the 'Original' Details Below						Enter the 'Revised' Details					
tick to Certify at 01/04/17	From Date	RV	% payable	vacant		From Date	RV	% payable	vacant	Certify	
<input type="checkbox"/>	01/04/2017	36,000	100.00%	n		01/04/2017	36,000	100.00%	n	<input type="checkbox"/>	
1	<input type="checkbox"/>	01/06/2017	36,000	100.00%	n		01/06/2017	36,000	0.00%	y	<input type="checkbox"/>
2	<input type="checkbox"/>	01/09/2017	36,000	100.00%	n		01/09/2017	36,000	100.00%	y	<input type="checkbox"/>
3	<input type="checkbox"/>	01/10/2017	36,000	100.00%	n		01/10/2017	36,000	100.00%	n	<input type="checkbox"/>
4	<input type="checkbox"/>			100.00%	n				100.00%	n	<input type="checkbox"/>
5	<input type="checkbox"/>			100.00%	n				100.00%	n	<input type="checkbox"/>
6	<input type="checkbox"/>			100.00%	n				100.00%	n	<input type="checkbox"/>
7	<input type="checkbox"/>			100.00%	n				100.00%	n	<input type="checkbox"/>
8	<input type="checkbox"/>			100.00%	n				100.00%	n	<input type="checkbox"/>
9	<input type="checkbox"/>			100.00%	n				100.00%	n	<input type="checkbox"/>
10	<input type="checkbox"/>			100.00%	n				100.00%	n	<input type="checkbox"/>
11	<input type="checkbox"/>			100.00%	n				100.00%	n	<input type="checkbox"/>

The savings will be shown in the results section.

As you can see, there is a saving of £2,481.33

					Error Help?
?	Rate Year	phased/true Original Liability	phased/true	Revised Liability	Saving
	2017/18	Phased	9,997.02	Phased	7,515.69
	2018/19	Phased	12,098.89	Phased	12,098.89
	2019/20	Phased	14,939.71	Phased	14,939.71
	2020/21	True	18,324.00	True	18,324.00
			55,359.62	52,878.29	2,481.33
England					
Inflation Rates used are 2017: 2%; 2018: 3%; 2019: 3%; 2020: 3%;					
					go to report
					more detail

For more detail, click the "more detail" button

Rate Liability Details					File Ref	0				
Address					Date	15/05/2018				
England										
Original Liability					Revised Liability					
2010 RV	18,000	Base Liability	8,712.00		2010 RV	18,000 Base Liability 8,712.00				
Certified Value as at 31/03/17 is					Certified Value as at 31/03/17 is					
Reg 16 Certified Value as at 01/04/17 is					Reg 16 Certified Value as at 01/04/17 is					
Date	RV	days	Basis	Liability	Date	RV	days	Basis	Liability	Saving
01/04/2017	36,000	61	100%	1,670.73	01/04/2017	36,000	61	100%	1,670.73	0.00
01/06/2017	36,000	92	100%	2,519.80	01/06/2017	36,000	92	0%	0.00	2,519.80
01/09/2017	36,000	30	100%	821.67	01/09/2017	36,000	30	100%	860.14	-38.47
01/10/2017	36,000	182	100%	4,984.82	01/10/2017	36,000	182	100%	4,984.82	0.00
		0	0%	0.00			0	0%	0.00	0.00
		0	0%	0.00			0	0%	0.00	0.00
		0	0%	0.00			0	0%	0.00	0.00
Phased				9,997.02	Phased				7,515.69	2,481.33

Exercise 2

They now tell you that there has been a delay and they won't open for business until a month later, i.e. 1st November 2017

Method: Identify the question.

The Advanced Calculator will compare TWO scenarios to show the difference, so we need to be clear as to which two scenarios we use.

There are THREE scenarios that have been mentioned.

- 1 The property is occupied
- 2 The property is vacant for four months
- 3 The property is vacant for five months.

The question in this case is “what’s the difference between being empty for four months, and being empty for five months”

Therefore, on the LEFT we put the details for being empty for four months, and on the RIGHT we put the details for being empty for five months.

Exercise 2 Input:

reset this section...

In this section, Enter any changes that are effective AFTER 01/04/17. Original on LEFT, Revised on RIGHT

help

tick to Certify at 01/04/17		Enter the 'Original' Details Below			
		From Date	RV	% payable	vacant
	<input type="checkbox"/>	01/04/2017	36,000	100.00%	n
1	<input type="checkbox"/>	01/06/2017	36,000	0.00%	y
2	<input type="checkbox"/>	01/09/2017	36,000	100.00%	y
3	<input type="checkbox"/>	01/10/2017	36,000	100.00%	n
4	<input type="checkbox"/>			100.00%	n
5	<input type="checkbox"/>			100.00%	n
6	<input type="checkbox"/>			100.00%	n
7	<input type="checkbox"/>			100.00%	n
8	<input type="checkbox"/>			100.00%	n
9	<input type="checkbox"/>			100.00%	n
10	<input type="checkbox"/>			100.00%	n
11	<input type="checkbox"/>			100.00%	n

Enter the 'Revised' Details Below						
		From Date	RV	% payable	vacant	Certify
	<input type="checkbox"/>	01/04/2017	36,000	100.00%	n	<input type="checkbox"/>
	<input type="checkbox"/>	01/06/2017	36,000	0.00%	y	<input type="checkbox"/>
	<input type="checkbox"/>	01/09/2017	36,000	100.00%	y	<input type="checkbox"/>
	<input type="checkbox"/>	01/11/2017	36,000	100.00%	n	<input type="checkbox"/>
	<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
	<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
	<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
	<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
	<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
	<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
	<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>
	<input type="checkbox"/>			100.00%	n	<input type="checkbox"/>

phased/true Original Liability		phased/true Revised Liability		Saving	
2017/18	Phased	7,515.69	Phased	7,555.44	(39.75)
2018/19	Phased	12,098.89	Phased	12,098.89	0.00
2019/20	Phased	14,939.71	Phased	14,939.71	0.00
2020/21	True	18,324.00	True	18,324.00	0.00
		52,878.29	52,918.04		(39.75)

Increase is shown in brackets

England

Inflation Rates used are 2017: 2%; 2018: 3%; 2019: 3%; 2020: 3%;

go to report

more detail

On the LEFT, the occupation date is 1/10/17, (indicated by the vacant indicator being “n”) but on the RIGHT the occupation date is 1/11/17

Therefore, being empty for an extra month will cost an extra £39.75 in Business Rates.

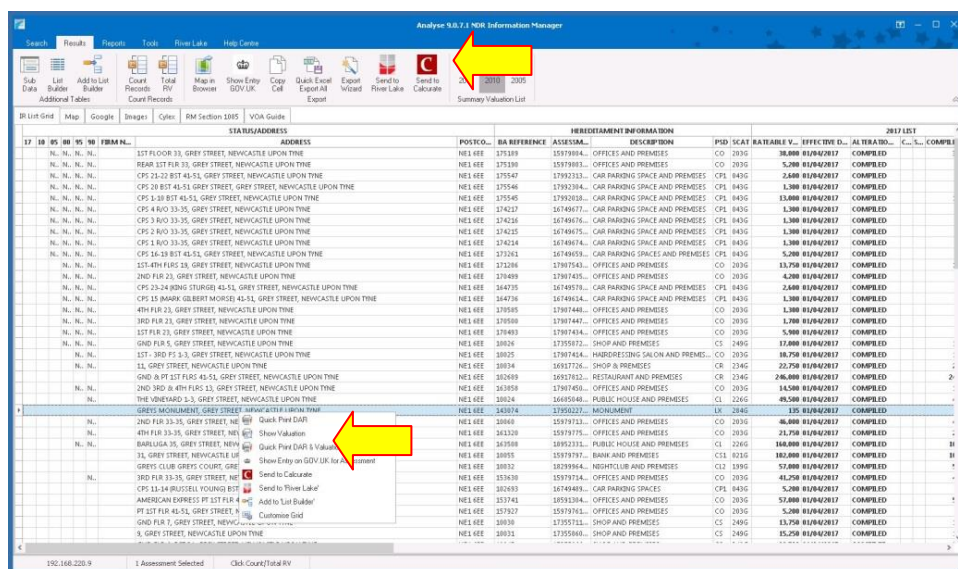
Calcurate

Page 12 of 20

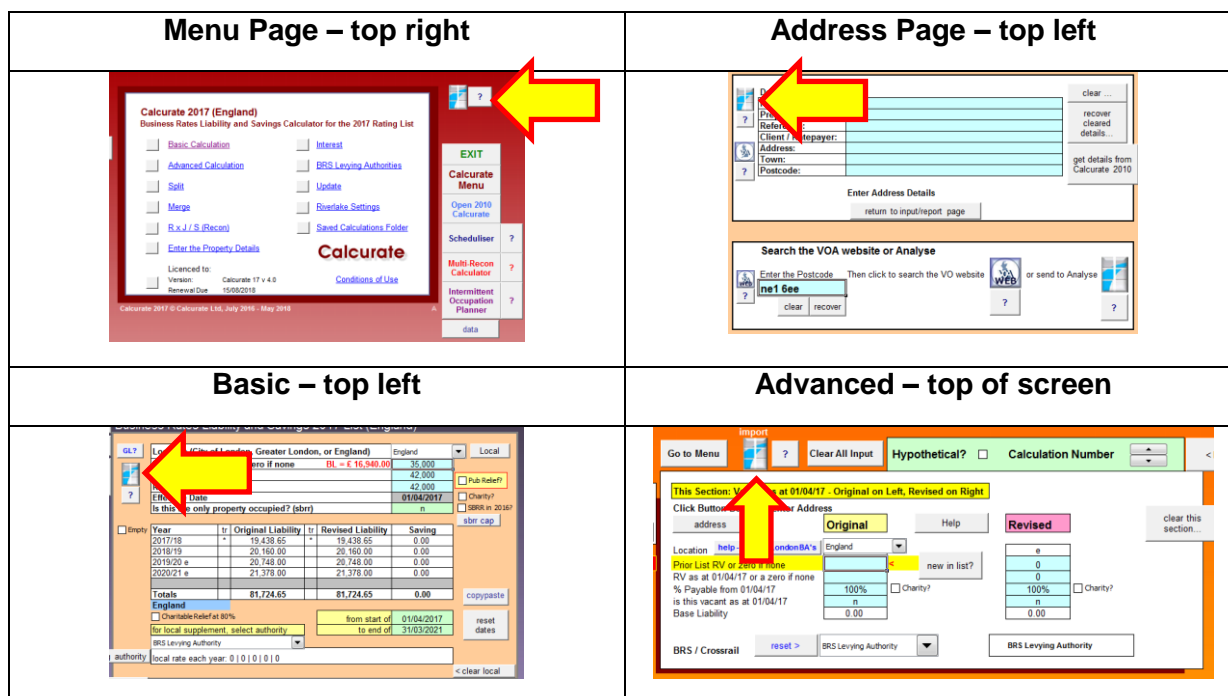
Import from Analyse

Begin by searching for the required property on Analyse. Once found, right click on the address and choose “Send to Calcrature”, switch back to Calcrature and click one of the “Analyse Import” buttons as shown below.

1 - Find the entry on Analyse then click “Send to Calcrature”. There are two ways to do this, you can either select the row and then click the button at the top of the screen, or you can RIGHT click on the row and choose “Send to Calcrature” from the drop down menu.



2 – Return to Calcrature and import the details from Analyse by clicking one of the import buttons shown below.



Entering the Address

menu

basic

advanced

split

merge

R x J / S

interest

?

Details

Prepared For:

Prepared By:

Reference:

Client / Ratepayer:

Address:

Town:

Postcode:

clear ...

recover cleared details...

get details from Calcurate 2010

get details from Calcurate 2022

Enter Address Details

return to input/report page

WEB

?

Enter the Postcode

clear

recover

Then click to search the VO website

WEB

?

or send to Analyse

?

?

Search the VOA website or Analyse

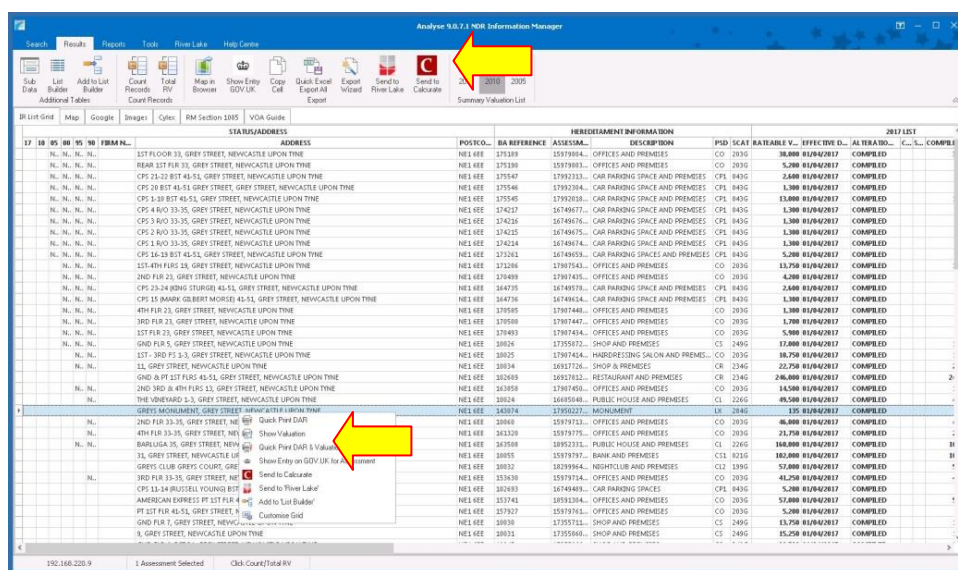
There are three ways to enter the address into Calcurate. You can:

- Receive the details from “Analyse”
- Copy from the VO website
- Type the details yourself

Import from Analyse

Begin by searching for the required property on Analyse. Once found, right click on the address and choose “Send to Calcurate”, switch back to Calcurate and click one of the “Analyse Import” buttons as shown below.

1 - Find the entry on Analyse then click “Send to Calcurate”. There are two ways to do this, you can either select the row and then click the button at the top of the screen, or you can RIGHT click on the row and choose “Send to Calcurate” from the drop down menu.



2 – Return to Calcurate and import the details from Analyse by clicking one of the import buttons shown below.

The image displays four screenshots of the BRS Levy Calculator software interface, arranged in a 2x2 grid. Each screenshot has a red arrow pointing to a specific feature:

- Top-left (Menu Page - top right):** Shows the 'Calculate 2017 (England)' screen. A red arrow points to the 'Calculate' button at the bottom right. Other visible elements include the 'Calculate Menu' section with options like 'Basic Calculation', 'Advanced Calculation', 'Split', 'Merge', 'R.x.J./S.(Recon)', 'Enter the Property Details', 'Licenced to Version', 'Calculate 17 v 4.0', 'Renewal/Date', 'BRS Levying Authorities', 'Update', 'Rowdata Settings', 'Save Calculations Folder', 'Conditions of Use', 'EXIT', 'Open 2019 Calculator', 'Multi Recon Calculator', 'Intermittent Occupation Planner', 'data', and 'Scheduler'.
- Top-right (Address Page - top left):** Shows the 'Enter Address Details' section. A red arrow points to the 'Enter the Postcode' field. Other visible elements include the 'clear' button, 'recover cleared details...', 'get details from Calculate 2010', 'Enter Address Details', 'return to input/report page', 'Search the VOA website or Analyse', 'Enter the Postcode', 'Then click to search the VO website', 'ne1 fee', 'clear', 'recover', 'WEB', and 'send to Analyse'.
- Bottom-left (Basic - top left):** Shows the 'Basic Calculation' tab. A red arrow points to the 'Calculate' button at the bottom right. Other visible elements include the 'GL7' dropdown, 'Greater London, or (England)', 'England', 'Local', 'Pub Rate?', 'Charity?', 'Is this property only occupied? (y/n)', 'Year', 'Original Liability', 'Revised Liability', 'Saving', 'Totals', 'England', 'Charitable relief at 80%', 'for local supplement, select authority', 'BRS Levying Authority', 'local rate each year: 0.000000', 'reset', 'clear local', and 'copy/paste'.
- Bottom-right (Advanced - top of screen):** Shows the 'Advanced Calculation' tab. A red arrow points to the 'Calculate' button at the bottom right. Other visible elements include the 'Go to Menu', 'import', 'Clear All Input', 'Hypothetical?', 'Calculation Number', 'This Section: VOA at 01/04/17 - Original on Left, Revised on Right', 'Click Buttons: address', 'Original', 'Help', 'Revised', 'Location', 'help: London BA's', 'England', 'Prior List RV or zero if none', 'RV as at 01/04/17 or a zero if none', '% Payable from 01/04/17 is this vacant as at 01/04/17', 'Base Liability', 'BRS / Crossrail', 'reset', 'BRS Levying Authority', 'BRS Levying Authority', 'clear this section...', and 'new in list?'.

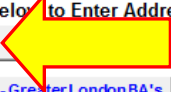
Entering the Address - Method Two: Copy from the VO website

Click the "Address" button.

Search

This Section: Values as at 01/04/17 - Original on Left, Revised on Right

Click Button Below to Enter Address

address 

Location [help - Greater London BA's](#) England

Prior List RV or zero if none 100,000

RV as at 01/04/17 or a zero if none 250,000

% Payable from 01/04/17 100%

is this vacant as at 01/04/17 n

Base Liability 48,400.00

Help

Original

Revised

new in list?

☐ Charity?

BRS / Crossrail [reset >](#) BRS Levying Authority

BRS Levying Authority

clear this section...

Original	Revised
e	e
40,000	40,000
250,000	250,000
100%	100%
n	n
48,400.00	19,360.00

Details

Prepared For:

Prepared By:

Reference:

Client / Ratepayer:

Address:

Town:

Postcode:

clear ...

recover cleared details...

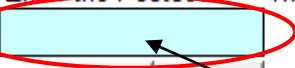
get details from Calcurate 2010

Enter Address Details

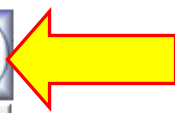
[return to input/report page](#)

Search the VOA website or Analyse

Enter the Postcode Then click to search the VO website



clear recover



analyse

Manually type in the Postcode into the Postcode box, press enter and then click the VOA Web button. You will then be redirected to the VOA website and the search results will be displayed.

[Sign in](#) [Register](#)

Find a property

Select an option to search for property information:

☒ Postcode
 ☐ Street name and town
 ☐ Advanced

NE1 6EE X Q

Showing results 1 to 25 of 48

Address	Description	Total area (m ² /unit)	Price per m ² /unit	Current rateable value
2 Nd & 3rd Fs 7, Grey Street, Newcastle Upon Tyne, NE1 6EE	Offices and premises	202.9	£100	£20,250
The Vineyard 1-3, Grey Street, Newcastle Upon Tyne, NE1 6EE	Public house and premises	Not published	Not published	£49,500
1 St - 3rd Fs 1-3, Grey Street, Newcastle Upon Tyne, NE1 6EE	Hairdressing salon and premises	146.4	£100	£10,750
Gnd Flr 5, Grey Street, Newcastle Upon Tyne, NE1 6EE	Shop and premises	92.1	£425	£17,000
Fenwick P Hunnam & Co 1st & 2nd Fs 7, Grey Street, Newcastle Upon Tyne, NE1 6EE	Offices and premises	296	£100	£23,750

[Sign in](#)

[Back to search results](#)

Summary valuation for

Fenwick P Hunnam & Co 1st & 2nd Fs 7, Grey Street, Newcastle Upon Tyne, NE1 6EE

Current valuation

Other valuations

Similar properties

Highlight the relevant address using the mouse, then right click and select "copy". Switch back to Calcurate and click the VO Address button. Then click "return to input/report page"

Details

Prepared For:	
Prepared By:	
Reference:	
Client / Ratepayer:	
Address:	Fenwick P Hunnam & Co 1st & 2nd Fs 7, Grey Street
Town:	Newcastle upon Tyne
Postcode:	NE1 6EE

clear ...

recover cleared details...

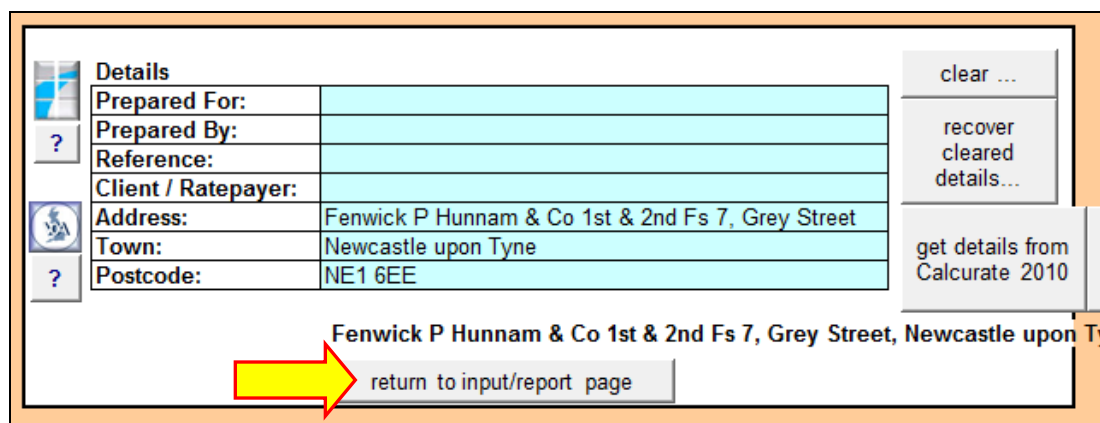
get details from Calcurate 2010

Fenwick P Hunnam & Co 1st & 2nd Fs 7, Grey Street, Newcastle upon T

return to input/report page

Entering the Address - Method Three: Manual Entry

Enter the relevant address lines into the appropriate boxes on the page and click “return to input/report page” once complete.



The screenshot shows a web form titled 'Details' with a table of input fields. The 'Address' field is populated with 'Fenwick P Hunnam & Co 1st & 2nd Fs 7, Grey Street'. The 'Town' field is populated with 'Newcastle upon Tyne' and the 'Postcode' field with 'NE1 6EE'. A yellow arrow points to the 'return to input/report page' button at the bottom. To the right of the form are three buttons: 'clear ...', 'recover cleared details...', and 'get details from Calcurate 2010'.

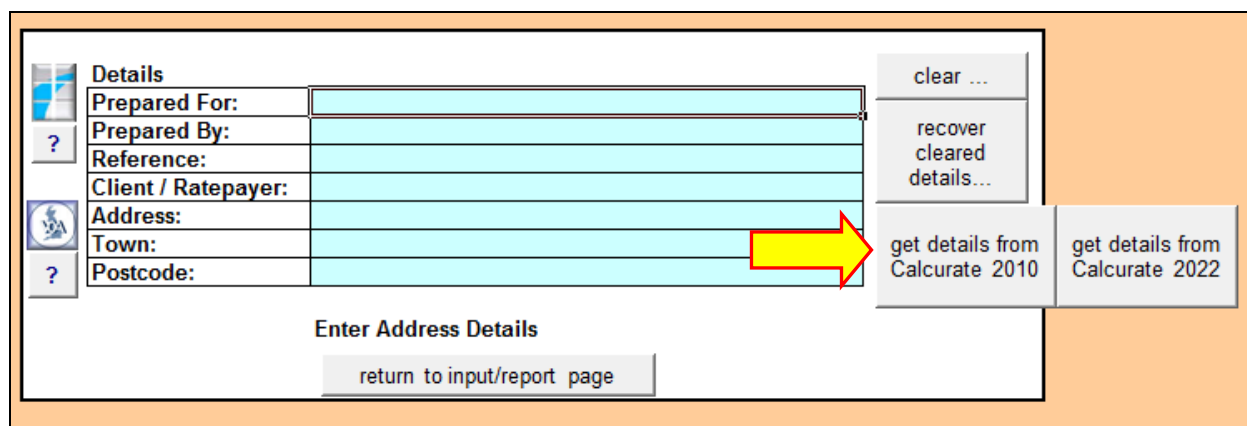
Details	
Prepared For:	
Prepared By:	
Reference:	
Client / Ratepayer:	
Address:	Fenwick P Hunnam & Co 1st & 2nd Fs 7, Grey Street
Town:	Newcastle upon Tyne
Postcode:	NE1 6EE

Fenwick P Hunnam & Co 1st & 2nd Fs 7, Grey Street, Newcastle upon Tyne

return to input/report page

clear ...
recover cleared details...
get details from Calcurate 2010

If you have already entered the address details into Calcurate 2010, you can click the button shown below



The screenshot shows the same 'Details' form as above, but with empty input fields. A yellow arrow points to the 'get details from Calcurate 2010' button. Below the form is a section titled 'Enter Address Details' with a 'return to input/report page' button. To the right of the form are three buttons: 'clear ...', 'recover cleared details...', and 'get details from Calcurate 2010'.

Details	
Prepared For:	
Prepared By:	
Reference:	
Client / Ratepayer:	
Address:	
Town:	
Postcode:	

Enter Address Details

return to input/report page

clear ...
recover cleared details...
get details from Calcurate 2010
get details from Calcurate 2022

London Borough's: If in doubt as to whether a billing authority is in Greater London or not, clicking the "GL" button will display a list of all London Borough's. The buttons at the top of the GL Page will change the selected location if required.

Search

This Section: Values as at 01/04/17 - Original on Left, Revised on Right

Click Button Below to Enter Address

address **Original** **Revised**

Location [help - Greater London BA's](#)

Prior List RV or zero if none					
RV as at 01/04/17 or a zero if none	100,000			40,000	
% Payable from 01/04/17	250,000			250,000	
is this vacant as at 01/04/17	100%	<input type="checkbox"/> Charity?		100%	<input type="checkbox"/> Charity?
Base Liability	n			n	
	48,400.00			19,360.00	

BRS / Crossrail BRS Levying Authority

England is selected, click here to change to Greater London

or click here to keep existing location and return

Greater London Billing Authorities

- Barking and Dagenham London Borough Council
- Barnet London Borough Council
- Bexley London Borough Council
- Brent London Borough Council
- Bromley London Borough Council
- Camden London Borough Council
- Croydon London Borough Council
- Ealing London Borough Council
- Enfield London Borough Council
- Greenwich London Borough Council
- Hackney London Borough Council
- Hammersmith and Fulham London Borough Council
- Haringey London Borough Council
- Harrow London Borough Council
- Havering London Borough Council
- Hillingdon London Borough Council
- Hounslow London Borough Council
- Islington London Borough Council
- Kensington and Chelsea Royal Borough Council
- Lambeth London Borough Council
- Lewisham London Borough Council
- Merton London Borough Council
- Newham London Borough Council
- Redbridge London Borough Council
- Richmond upon Thames London Borough Council
- Royal Borough of Kingston upon Thames
- Southwark London Borough Council
- Sutton London Borough Council
- Tower Hamlets London Borough Council
- Waltham Forest London Borough
- Wandsworth Borough Council
- Westminster City Council

Standard Report – More Detail

Client Report – Less Detail

Business Rates Liability and Savings 2017 List

To: Please Complete the Details Page File Ref Complete the Details Page
From: Please Complete the Details Page Your Ref Date 03/09/2018

Please Complete the Details Page
Please Complete the Details Page
Please Complete the Details Page

RV 31/03/17	100,000	RV 31/03/17	40,000
BL	48,400.00	BL	19,360.00
RV	250,000	RV	250,000
% Payable	100.00%	% Payable	100.00%

Alterations effective after 01/04/17, MCC's or change in % liability basis

Original	date	RV	payable	Revised	date	RV	payable
Ooc	01/04/2017	250,000	100.00%	Ooc	01/04/2017	250,000	100.00%
Ooc	20/07/2018	250,000	100.00%	Ooc	20/07/2018	300,000	100.00%
Ooc			100.00%	Ooc	20/08/2018	90,000	100.00%
Ooc			100.00%	Ooc			100.00%
Ooc			100.00%	Ooc			100.00%
Ooc			100.00%	Ooc			100.00%
Ooc			100.00%	Ooc			100.00%
Ooc			100.00%	Ooc			100.00%
Ooc			100.00%	Ooc			100.00%
Ooc			100.00%	Ooc			100.00%
Ooc			100.00%	Ooc			100.00%
Ooc			100.00%	Ooc			100.00%
Ooc			100.00%	Ooc			100.00%
Ooc			100.00%	Ooc			100.00%
Ooc			100.00%	Ooc			100.00%

Year	phased / true	Original	phased / true	Revised	Saving
2017/18	Phased	73,352.56	Phased	31,291.02	42,061.54
2018/19	Phased	98,561.44	Phased	27,217.56	71,343.88
2019/20	e True	126,750.00	Phased	22,213.07	104,536.93
2020/21	e True	130,500.00	Phased	26,312.26	104,187.74

429,164.00 107,033.91 322,130.09

England

Inflation Rates used are 2017: 2%; 2018: 3%; 2019: 3%; 2020: 3%;

prepared by

03/09/2018

Business Rates Liability and Savings 2017 List

complete the property details page to show client here
complete the property details page to show address here

Rate Period	Original Liability at RV 250,000	Revised Liability	Saving
01/04/2017 to 31/03/2018	73,352.56	31,291.02	42,061.54
01/04/2018 to 31/03/2019	98,561.44	27,217.56	71,343.88
01/04/2019 to 31/03/2020 e	126,750.00	22,213.07	104,536.93
01/04/2020 to 31/03/2021 e	130,500.00	26,312.26	104,187.74
Total Saving			322,130.09

* indicates estimate. Inflation Rates used are 2017: 2%; 2018: 3%; 2019: 3%; 2020: 3%;

Prepared by

03/09/2018

Created with Calculate Business Rates Software

Created with Calculate Business Rates Software

Can I copy the report to attach to an email?

