



New Feature – Intermittent Occupation Planner/Calculator (England 2017 only)



Where Empty Property Rate is being paid, it may be possible for an owner to accept a shorter tenancy, or a lower rent, in order to secure a letting and therefore bring their Empty Rates Liability to an end. If the prospective tenant can commit to a minimum of six weeks occupation the owner will be eligible for a period of exemption from Empty Property Rate when they vacate.

Even if the owner subsidises the tenant’s business rates liability the saving in Empty Property Rates may make it financially viable to accept a minimal rent and a short term letting.

Calcurate
 Intermittent Occupation Planner and Calculator (England)

Address

Number of days that property MUST be occupied	43	< This MUST be at least 42 (six weeks)
Industrial?	<input type="checkbox"/>	FALSE
Number of Months Exempt	3	
Location (e for England, l for London, c for City)	e	
RV as at 31/03/17	36,000	
RV as at 01/04/17	42,000	
End Date (leave blank for end of list)		

Planner

Occupancy on this date >	04/08/2017	Friday
Vacate after 43 days to be empty from	16/09/2017	Saturday
Occupancy after 3 Calendar Months (91 days) on	16/12/2017	Saturday
Vacate after 43 days to be empty from	28/01/2018	Sunday
Occupancy after 3 Calendar Months (90 days) on	28/04/2018	Saturday
Vacate after 43 days to be empty from	10/06/2018	Sunday
Occupancy after 3 Calendar Months (92 days) on	10/09/2018	Monday
Vacate after 43 days to be empty from	23/10/2018	Tuesday
Occupancy after 3 Calendar Months (92 days) on	23/01/2019	Wednesday
Vacate after 43 days to be empty from	07/03/2019	Thursday
Occupancy after 3 Calendar Months (92 days) on	07/06/2019	Friday
Vacate after 43 days to be empty from	20/07/2019	Saturday
Occupancy after 3 Calendar Months (92 days) on	20/10/2019	Sunday
Vacate after 43 days to be empty from	02/12/2019	Monday

Empty Rates	Occupied / Empty	Saving
2,370.07	2,305.74	64.33
5,015.72	0.00	5,015.72
2,370.07	2,305.74	64.33
4,988.57	0.00	4,988.56
2,414.60	2,350.27	64.33
5,166.12	0.00	5,166.12
2,414.60	2,350.27	64.33
5,166.12	0.00	5,166.12
2,414.60	2,350.27	64.33
5,225.04	0.00	5,225.04
2,452.41	2,388.26	64.15
5,247.02	0.00	5,247.02
2,452.41	2,388.26	64.15
5,189.98	0.00	5,189.98

Total Estimated Saving 66,332.98

Calculate / Re-Calculate ...

Copy as PDF

clear ... EXIT

For the Occupied Periods, who pays the Business Rates?

You (i.e. The Owner/Landlord)

The Occupier

For the Occupied Periods, the occupier qualifies for:

Small Business Rate Relief

Charitable Relief

Neither

Liability when Occupied
 You will pay or fund the liability

This calculator illustrates the potential savings that could be made in Business Rates in order that owners can make an informed decision on short term lettings – i.e. intermittent occupation.

By entering the first date of occupation, the planner section will indicate the period(s) where the property MUST be occupied and the periods of subsequent exemption.

Please note any occupation MUST be genuine and verifiable and must be of at least six weeks. The local authority will wish to inspect to verify that the property is occupied.

The savings are shown for each period and also on a report.

New Feature – ‘Copy as EXCEL’, ‘Copy as PDF’ (England 2017 only)

This replaces the ‘Copy this Page’ facility on England 2017.

Business Rates Liability and Savings (2017) List

Prepared by: please complete the details page Reference: see details page
For: please complete the details page Date: 04/08/2017

address line 1 - please enter on the 'details' page
address line 2 - please enter on the 'details' page
address line 3 - please enter on the 'details' page
address line 4 - please enter on the 'details' page

Transition Basis
England
Final 2010 list RV 45,000 45,000
BL 21,780.00 21,780.00

Rateable Value (RV)

Original RV as at 01/04/17	42,000	Revised RV at 1/4/17	41,000
effective date	01/04/2017	effective date	01/04/2017

menu
go to input
Analysis Original Analysis Revised
advanced input
client report
interest
print this
Copy as Excel Copy as PDF Folder icon Document icon

These buttons appear on most sheets.

1. Copy as Excel – Creates a copy of your calculation as a single sheet excel file. The file will automatically be saved in a folder (see number 4) within your ‘Documents’ folder on your PC.
2. Copy as PDF – Creates a copy of your calculation as a single sheet PDF file. The file will automatically be saved in a folder (see number 4) within your ‘Documents’ folder on your PC. This feature is not available on older versions of Excel.
3. The Folder – This opens the folder in which your copies have been saved.
4. Settings – This allows you to name the folder in which you wish to save your copies (See image below). By default the folder will be ‘Calcurate Saved Calculations’ but if you wish to save a series of calculations on a particular subject – e.g. the name of the client or the name of a specific MCC affecting a number of properties, you can name a specific folder and the copies will be saved there. When you’re finished you can change the folder back to the default.

Copy as Excel or Copy as PDF - The 'Saved Calculations' Folder

Many pages in **Calcurate** have a button marked 'Copy as Excel' and 'Copy as PDF'

This creates a copy of the sheet (with all formulas removed) so that you can store the calculation or attach the sheet to email - all you need to do to create the copy is click the button

By default, the files will be saved in your 'Documents' folder in the folder named below, however if you want to save a series of calculations in a specific folder e.g. client name or date actioned, you can change the folder name below. This will still be in your 'Documents' folder on your PC

Calculate Saved Calculations For PDF's you can choose the folder each time. Do you want to do this? (yes or no)

click here to check the location of your folder

Return to basic

Wales - The Welsh 2017 calculator is now available (basic only).

Business Rates Liability and Savings 2017 List (Wales)

Location is Wales w

Prior List RV (Optional)

START > RV at 1/4/2017 <

Revised RV

Effective Date 01/04/2017

Please Select Rate Relief Basis (if any) Default

Transitional Relief

High Street Relief

No SB Relief **help**

Charitable Relief at 80%

Please enter the RV at 2017 on Row 5 above

Year	sb	Original Liability	sb	Revised Liability	Saving
2017/18	*	0.00	*	0.00	0.00
2018/19 e	*	0.00	*	0.00	0.00
2019/20 e	*	0.00	*	0.00	0.00
2020/21 e	*	0.00	*	0.00	0.00
2021/22 e	*	0.00	*	0.00	0.00
Totals		0.00		0.00	0.00

Wales

show liability from 01/04/2017 to 31/03/2022 reset

SBRR Status:

Enter Details

address details

Clear ... copy this page

Standard Report

Client Report

Analysis Original Analysis Revised

Financial Year

Interest

Error Help

This allows the calculation of (occupied) liability and savings where the effective date is 1/4/17

It takes account of Charitable Relief, Welsh Small Business Relief, Welsh Transitional Relief, and High Street Relief. Advanced features (i.e. multiple RV changes, Splits, Merges) will be available in due course.