



UNITED KINGDOM – July 2023

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UK GENERAL

The Pros and Cons of Property Tax as a Revenue Source

Property tax, in some form or other, exists as a major source of revenue for local governments in many countries. This article provides an overview of the advantages and disadvantages of property tax as a revenue source.

The article can be accessed via the following link:

[The Pros and Cons of Property Tax as a Revenue Source – Off Plan Property Exchange](#)

The pub sector overpays by £500 million in business rates each year

This article, written by the Campaign for Real Ale, highlights the statistics for increases in property taxes for pubs at the last revaluation and the effect it has had on the pub industry, and looks at the exemption from business rates of alternative forms of energy.

The article can be accessed via the following link:

[Business rate reform - CAMRA - Campaign for Real Ale](#)

UK Film Studios Put Property Tax Bombshell On Culture Secretary's Radar As Sunset Studios Pauses \$900M British Expansion Amid Uncertainty

The rateable values of film studios saw huge increases (as much as 5x in some instances) in the 2023 revaluation of business rates that came into force on 1 April 2023. This article looks at the repercussions of these increases including the halting of a development at Waltham Cross by Sunset Studios because of the uncertainty over property tax and political lobbying by the large film studios.

The article can be accessed via the following link:

[UK Film Studios Raise Tax Fears With Lucy Frazer; Sunset Studios Paused – Deadline](#)

UK Government Proposes Council Tax Exemptions For Landlords With Vacant Properties

This article looks at a UK Government consultation on a proposal to exclude landlords from paying council tax premiums on unoccupied properties whilst preparing them for tenancy or seeking new tenants, and additionally to introduce a second homes premium, dependent on whether the home is actively being marketed for rent. The article looks at the complexities of the proposal. The deadline for the consultation is 31 August 2023.

The article can be accessed via the following link:

[UK Government Proposes Council Tax Exemptions for Landlords with Vacant Properties \(landlordknowledge.co.uk\)](#)

International Property Tax Institute

IPTI Xtracts- The items included in IPTI Xtracts have been extracted from published information. IPTI accepts no responsibility for the accuracy of the information or any opinions expressed in the articles.

Colliers slams Government for barking up the wrong tree with new consultation on business rates avoidance and evasion

This article looks at comments from a rating practitioner who claims that the government's latest consultation on empty property tax relief will “*put more pressure on property owners / pension funds and ultimately pension holders in failing investment market*”. The government are asking for opinions in their proposals to tighten up rates avoidance on empty properties and regulate rogue rating agents.

The article can be accessed via the following link:

[Colliers | Colliers slams Government for barking up the wrong tree with new consultation on business rates avoidance and evasion](#)

What impact could the US strikes and the rise in property rates have on the UK studio sector?

This article takes an in-depth look at the state of the British film and TV industry in the light of current economic conditions, soaring business rate revaluations and the US writers' strike.

The article can be accessed via the following link:

[What impact could the US strikes and the rise in property rates have on the UK studio sector? | News | Screen \(screendaily.com\)](#)

Out of Home Advertising: Unlocking Investment in Infrastructure

This article calls for an exemption from business rates for advertising rights on social infrastructure such as bus shelters, telephone boxes etc. The industry cites the help it provides to local authorities by investing in social infrastructure and also providing emission reducing extras such as air quality sensors, solar panels and living roofs. The article also looks at other community projects such as installation of voice activation for the visually impaired and defibrillators. It concludes by considering the money foregone in terms of inspections, referencing, valuing, billing and rates collection for each individual site of which there are approximately 36,000 across the UK.

The article can be accessed via the following link:

[Out of Home Advertising: Unlocking Investment in Infrastructure \(politicshome.com\)](#)

Consultation on Business Rates – did you have your say?

This article looks at a consultation on business rates which closed on 7 June 2023 for which the results have not yet been published. The consultation sought information on what extra information should be shared, what information do you need to judge if an assessment is fair and what should be considered as sensitive data.

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The article can be accessed via the following link:

[Consultation on Business Rates – did you have your say? | Pressat](#)

Property taxes mean it's not so easy for buildings to be green

The built environment is responsible for two fifths of carbon dioxide emissions. This article looks at the possibility that for the office market “green” is the new “prime” in terms of rents, quicker letting, stronger covenant and reduced obsolescence, but that in terms of property taxation, as assessments follow rents, occupiers of green properties will pay more taxes. The author argues therefore that reliefs for green properties should be introduced.

The article can be accessed via the following link:

[Property taxes mean it's not so easy for buildings to be green | Insight | Property Week](#)

Second-home owners could soon pay twice the amount of council tax as government prepares to hand local authorities more powers to raid holiday homes

The Levelling Up and Regeneration Bill, expected to become law by April 2025, will give local authorities more power to increase council tax on holiday homes. This article looks at a report that 1 in 4 councils are preparing to double the levy and hears from second homeowners, tourism experts and government ministers about the effect this could have.

The article can be accessed via the following link:

[Second-home owners could soon pay twice the amount of council tax as government prepares to hand local authorities more powers to raid holiday homes | Daily Mail Online](#)

ENGLAND AND WALES

Farm visitor attractions facing ‘unfair’ business rates

This article considers one ratepayer’s view on the valuation method that is used to assess farm attractions, recent cases that have been heard and advice to occupiers.

The article can be accessed via the following link:

[Farm visitor attractions facing ‘unfair’ business rates - Farmers Weekly \(fwi.co.uk\)](#)

Changes to business rates appeals process approaching

This article issues advice from a rating practitioner to the occupiers of convenience stores about the proposed changes in the law which will require property occupiers to provide details of alterations, lease changes etc to the Valuation Office Agency within 60 days of the change.

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The article can be accessed via the following link:

<https://www.conveniencestore.co.uk/dear-jac/changes-to-business-rates-appeals-process-approaching/681198.article>

Business insolvencies jump by almost a third as British firms struggle against rising borrowing costs and consumer pressure

Recently published data from the Insolvency Service shows that in England and Wales company insolvencies increased by 27% and compulsory liquidations increased by 77% in the year to June. This article examines a call for a review of business rates and a restructuring of Covid-19 repayments to allow businesses to stay open.

The article can be accessed via the following link:

[Business insolvencies jump by almost a third as British firms struggle against rising borrowing costs and consumer pressure \(msn.com\)](#)

SCOTLAND

Forget tinkering with council tax, here's how to fix local government

This article looks at cuts in public services in Scotland, the proposal to reconsider the rates for banding for Council Tax to increase the relative tax payable on larger properties and calls for a review of Scottish local government.

The article can be accessed via the following link:

[Forget tinkering with council tax, here's how to fix local government | HeraldScotland](#)

Is a big council tax rise the right way to fund local services?

Amid reports of a large increase in Council Tax next year, this article looks at alternative methods of local government funding.

The article can be accessed via the following link:

[Is a big council tax rise the right way to fund local services? \(yahoo.com\)](#)

Middle class Scots facing 'eye-watering' SNP council tax rises

The Scottish Government has recently published a consultation on plans to increase council tax for approximately 750,000 households. This article looks at the proposals, who would be impacted and compares taxation rates with those in England.

The article can be accessed via the following link:

[Middle class Scots facing 'eye-watering' SNP council tax rises \(telegraph.co.uk\)](#)

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Increase in Scotland's empty retail units prompts tax plea

The Scottish retail vacancy rate rose to an annual figure of 15.9% in the second quarter of 2023. This article looks at the reasons for the closures and hears comment from the Scottish Retail Consortium about the need to introduce policies to reduce operational costs.

The article can be accessed via the following link:

[Increase in Scotland's empty retail units prompts tax plea - Business Insider](#)

Scottish retailers urge rates review as shop vacancies rise

The Scottish Retail Consortium (SRC) reports that the shop vacancy rate worsened in the last quarter to 15.9%. This article reports that the SRC had called on the Scottish Assembly to consider the impact on firms and hard-pressed retail destinations when they set the business rates and to take note of the rates relief available to retailers in Wales and England.

The article can be accessed via the following link:

[UK retailers close stores, rethink openings amid Covid-19 lockdowns and 'crippling' business rates — Retail Technology Innovation Hub \(retailtechinnovationhub.com\)](#)

Scotland's polluting landowners should be hit with 'carbon emissions land tax' say conservationists

This article hears calls by conservationists to introduce an emissions land tax in Scotland to encourage landowners to save CO₂. The conservationists propose that peatlands and woodlands could be used to store CO₂. The article looks at the proposed scheme in more detail.

The article can be accessed via the following link:

[Scotland's polluting landowners should be hit with 'carbon emissions land tax' say conservationists - Aberdeen Live](#)

WALES

Second home council tax rise could 'decimate' rural businesses, Welsh local authorities warn

In a bid to return empty second homes to the housing stock, Denbighshire County Council is proposing to increase council tax on second homes to 150% from April 2025. This article hears opposition from local farmers who have been encouraged to diversify and convert outbuildings into holiday accommodation, as this measure follows the Welsh government's change to require holiday lets to be occupied for at least 182 days of the year, up from the previous threshold of 70 days last year.

The article can be accessed via the following link:

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[Second home council tax rise could 'decimate' rural businesses, Welsh local authorities warn \(msn.com\)](#)

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