




Goose Hill House
Ashford Hill Road
Headley RG19 8AT
30.01.2017

Attn : Kevin Short
Local Taxation Officer
Basingstoke and Deane RG21 4AH



Dear Mr Short,

Thank you for yours of November 18, 2016,
ref KSH/52094018/0049023883300

The premises consist of a brick built 800 sq ft building used mainly as offices, and a terrapin type building, 1400 sq ft, used as a workhouse for distribution.

The brick building is currently occupied. The terrapin building has been vacant since October 2015.

I
'v



50/50 between the two properties and expect that the current tenant will then pay the rates and qualify for small business rates relief.

I would like to claim a refund of the rates for the terrapin building with effect 1st October 2015 when the last tenant left.

I look forward to hearing from you.

Yours faithfully,

Desmond Ryan



Basingstoke
and Deane

Basingstoke and Deane Borough Council

Civic Offices, London Road,
Basingstoke, Hampshire RG21 4AH

www.basingstoke.gov.uk | 01256 844844

localtax@basingstoke.gov.uk

DX Address DX3008 Basingstoke

Follow us on  @BasingstokeGov

Mr Desmond Ryan
Goose Hill House
Goose Hill
Headley
Thatcham
RG19 9AT

18 November 2016

Our ref: KSH / 52094018 / 00049023883300

Dear Mr Ryan

NON DOMESTIC RATES

Thank you for your letter dated 8 November 2016.

Unfortunately you would be unable to claim small business rates relief as a landlord as you do not occupy the property.

I would recommend you have the property split and make the tenants liable. This would mean you wouldn't be liable to pay while they occupy and in turn they could apply for the relief.

Please supply the details of both buildings and how this is split so I can inform our inspector to make the application to the Valuation Office Agency.

If you have any enquiries or require further information, please do not hesitate to contact the rates team on 01256 844844.

Yours faithfully



Kevan Short
Local Taxation Officer





Basingstoke
and Deane

Basingstoke and Deane Borough Council

Civic Offices, London Road,
Basingstoke, Hampshire RG21 4AH

www.basingstoke.gov.uk | 01256 844844

localtax@basingstoke.gov.uk

DX Address DX3008 Basingstoke

Follow us on  @BasingstokeGov

Mr Desmond Ryan
R/o Goose Hill House
Goose Hill
Headley
Thatcham
Berks
RG19 9AT

10 January 2017

Dear Sir / Madam

Account Number 52094018 / 00049023883300

Small Business Rate Relief Application 2017

From April 2017 small business rate relief thresholds will change, which means you may be entitled to apply for small business rates relief. If you already receive small business rate relief you **must reapply** as the relief will not be carried forward.

In order for us to determine if the above discount is applicable please complete the application form online <https://www.basingstoke.gov.uk/sbrr-form>. Application must be made before 3 March 2017 for the relief to apply to your New Year bill.

Before making an application please read the attached notes to check you are eligible for relief.

If these circumstances change in the future you must inform the local tax team without delay; this particularly applies in circumstances where an additional property is taken on.

If you have any enquiries or require further information, please do not hesitate to contact the local tax office on 01256 844844.

Yours Sincerely

Local Tax Officer



Goose Hill House,
Ashford Hill Road
Headley RG19 8AT
8th November 2016


Non-Domestic Rates
B & D Borough Council
London Road, RG21 4AH

Dear Sir,

Account reference: 52094018

I have two separate buildings under the above reference where they are referred to as Workshop and Premises. They are normally let to separate tenants who pay the rates to me with their rent.

I have had papers from the Valuation Office Agency about registering and they include the information that if a rateable value is less than £12,000 it may attract a relief of 100%. Plainly I would like your comment on this as my rateable value



A further question is regarding the fact that one of my tenants left the premises in September last year and it has been empty since then. I have been paying rates since then and had not thought to ask if this was obligatory, or if rates were not charged on empty premises.

Would it be possible to have one of your assessors visit me to advise me on the situation.

Sincerely, Desmond Ryan.



Basingstoke and Deane

Year:
2016/2017

Date Issued:
08/03/2016

Basingstoke and Deane Borough Council
Civic Offices, London Road
Basingstoke, Hampshire RG21 4AH
Telephone 01256 844844
DX Address DX3008 Basingstoke
Facsimile 01256 845200
localtax@basingstoke.gov.uk
www.basingstoke.gov.uk

NON-DOMESTIC RATE DEMAND

Mr D Ryan
R/o Goose Hill House
Goose Hill
Headley
Thatcham Berks
RG19 9AT

Address of property giving rise to charge:

R/o Goose Hill House
Goose Hill
Headley
RG19 9AT

Property Description: WORKSHOP AND PREMISES

Account Reference: 52094018

Property Reference: 00049023883300

The Secretary of State for the Environment has made a Rating Multiplier for the year at the amount in the £ shown below. The rate is made for the year and you have a statutory right to pay by instalments which are set out below.

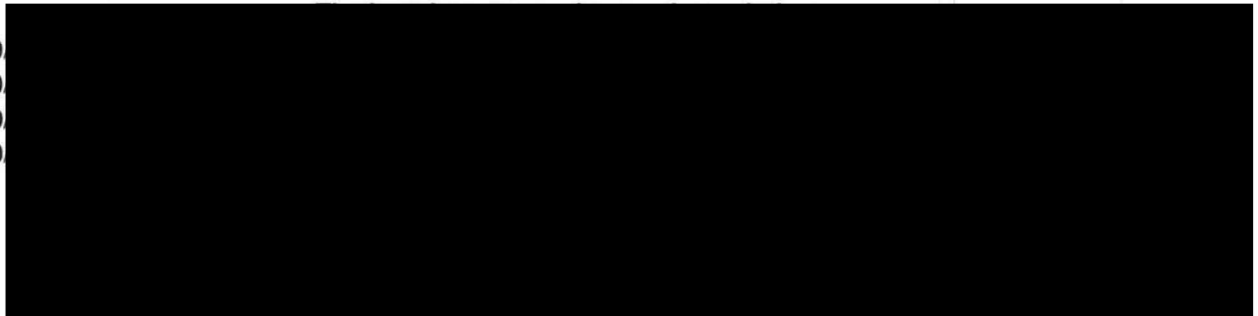
Your Non-Domestic Rate Account:



PAYMENT INSTRUCTIONS

This account is payable by DIRECT DEBIT

20
20
20
20



This account is issued on the assumption that the circumstances existing at the date of issue will remain so for the duration of the financial year. If they do not, or if any of the details shown are incorrect, it is your responsibility to inform the local tax team in writing so that amended account can be issued. Please note that cheques must be made payable to Basingstoke and Deane Borough Council and forwarded to the above address.

Reason for Bill:

New Year Billing



Summary Valuation produced by the Valuation Office Agency
This is not your rates bill, which will be issued separately
(see enclosed explanatory leaflet)

Workshop R/O Goose Hill House,
Goose Hill, Headley, Thatcham,
Berks, RG19 8AT

Property description: Offices and premises

Special category and code: Offices (inc computer centres) / 203

Basis of measurement: Net internal area

COMPONENT PARTS OF THE PROPERTY

| Ref | Floor | Description | Area m ² / unit | £ per m ² / unit | Value (£) |
|-----|--------|-------------------|----------------------------|-----------------------------|-----------|
| 1.1 | Ground | Workshop / office | | | |

T
fr

You can compare your rateable value to that of other properties in your area, or to properties of a similar type, at www.voa.gov.uk/2010. You may need a scheme reference – yours is 332526.






Valuation Office
Agency

Alison Gidman Dip Surv MRICS
Valuation Officer

Ndr South West
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

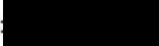
Mr D Ryan
WORKSHOP AT GOOSE HILL HOUSE
GOOSE HILL
HEADLEY
THATCHAM
BERKS
RG19 8AT

Your Reference :
Our Reference : 28886276
Please Ask For : **John Anderson**
Contact Numbers : 
Date : 19-APR-2017

Dear Sir/Madam,

**THIS NOTICE IS IMPORTANT
NOTICE OF ALTERATION TO THE 2017 RATING LIST**

I have now made a new entry in the Rating List as follows :-

Billing Authority : BASINGSTOKE AND DEANE
Reference Number : 00049023410903
Description : OFFICES AND PREMISES - *Warehouse!*
Rateable Value : 
Effective Date of Alteration : 01-APR-2017
Actual Date of Alteration : 18-APR-2017
Address : WORKSHOP R/O GOOSE HILL HOUSE, GOOSE HILL, HEADLEY,
THATCHAM, BERKS, RG19 8AT

An entry in the Rating List indicates liability for the payment of rates. You may make a proposal to alter the Rating List if you disagree with the alteration I have made. If you wish to appeal you can obtain a proposal form from this office.

If you have an agent acting on your behalf in an outstanding appeal, or a retained agent, this notice has not been copied to them, and you may wish to send them a copy.

FOR YOUR INFORMATION

I enclose a summary of the valuation showing how the Rateable Value was calculated.

Enquiries about the payment of rates should be directed to the Billing Authority. For any other queries please contact this office, quoting "Our reference" shown above.

Yours faithfully,

Alison Gidman Dip Surv MRICS

Valuation Officer.

VO 7010 (2005)





Valuation Office
Agency

Alison Gidman Dip Surv MRICS

Valuation Officer

Ndr South West

Temple Quay House

2 The Square

Temple Quay

Bristol

BS1 6PN



The Occupier
WORKSHOP R/O GOOSE HILL HOUSE
GOOSE HILL
HEADLEY
THATCHAM
BERKS
RG19 8AT

Your Reference :

Our Reference : 28535951

Please Ask For : **John Anderson**

Contact Numbers: [REDACTED]

Date : 05-APR-2017

Dear Sir/Madam,

**THIS NOTICE IS IMPORTANT
NOTICE OF ALTERATION TO THE 2010 RATING LIST**

I have now made a new entry in the Rating List as follows :-

Billing Authority : BASINGSTOKE AND DEANE

Reference Number : 00049023410903

Description : WORKSHOP AND PREMISES

Rateable Value : [REDACTED]

Effective Date of Alteration : 01-OCT-2015

Actual Date of Alteration : 04-APR-2017

Address : WORKSHOP R/O GOOSE HILL HOUSE, GOOSE HILL, HEADLEY,
THATCHAM, BERKS, RG19 8AT

The purpose of this Notice is to inform you of this alteration which I have needed to make because the property, or its occupation, has been rearranged to form one or more different rateable units.

I enclose a summary of the valuation showing how the Rateable Value was calculated.

For your information I attach a schedule which shows the other associated list alteration(s) I have made. A separate Notice has been sent to the occupier or owner of each unit of occupation shown in the "Revised Entry(ies)" section of the attached schedule.

An entry in the Rating List indicates liability for the payment of rates. You may make a proposal to alter the Rating List if you disagree with the alteration I have made and wish to appeal even if you have an earlier appeal outstanding because it may not apply to this alteration. If you wish to appeal you can obtain a proposal form from this office.

If you have an agent acting on your behalf in an outstanding appeal, or a retained agent, this notice has not been copied to them, and you may wish to send them a copy.

Enquiries about the payment of rates should be directed to the Billing Authority. For any other queries please contact this office, quoting "Our reference" shown above.

Yours faithfully,

Alison Gidman Dip Surv MRICS

Valuation Officer.

Enc.

VO 7013B (2005)

The VOA is an Executive Agency of HM Revenue & Customs



Valuation Office Agency

Summary Valuation produced by the Valuation Office Agency
 This is not your rates bill, which will be issued separately
 (see enclosed explanatory leaflet)

| Workshop R/O Goose Hill House, Goose Hill, Headley, Thatcham, Berks, RG19 8AT | Property description: Workshop and premises | | | | |
|--|--|-------------|----------------------------|-----------------------------|-----------|
| | Special category and code: Factories,workshops and warehouses(inc bakeries & dairies) / 096 | | | | |
| | Basis of measurement: Gross internal area | | | | |
| COMPONENT PARTS OF THE PROPERTY | | | | | |
| Ref | Floor | Description | Area m ² / unit | £ per m ² / unit | Value (£) |
| 1.1 | Ground | Workshop,wc | | | |
| | | | | | |



Valuation Office
Agency

The Valuation Office Agency is an
Executive Agency of HM
Revenue & Customs

Mr D Ryan
Brick Building
Goose Hill
Headley
Thatcham
Berks
RG19 8AT



Telephone: 03000 501262
8:30am to 5pm weekdays - local rates
apply

Email: formhelp@voa.gsi.gov.uk

Please quote reference: 11839940 / 285

Date: 28 August 2019

*BRICK BUILDING
Done. 8/10/19*

Request for rent, lease or ownership details

OFFICE R/O GOOSE HILL HOUSE, GOOSE HILL, HEADLEY, THATCHAM, BERKS, RG19 8AT

You are required to provide the rent, lease or ownership details for the above property. This information is used to set fair, up-to-date rateable values for non-domestic properties.

These valuations are based on the open market rents being paid at a set valuation date and are used to determine business rates in England and Wales. This information is required whether you rent, lease or own the property.

What you need to do

You must provide your rent, lease or ownership information by Tuesday 22 October 2019. It should take about 30 minutes. If you do not provide the information by this date, you may be charged a £100 penalty.

Further details about when a penalty can be imposed are available in the declaration on the next page.

Go to: <https://www.gov.uk/send-rent-lease-details>

You will need to enter:

- Reference number: 11839940 / 285
- Postcode: RG19 8AT (**please do not use any other postcode**)
If this postcode is incorrect, you will be able to update this information within the form.

You will need to provide:

- details about your lease or agreement, including any rent review or rent free periods (or any tenant's details if you're the owner)
- any sub-lettings
- any changes you've made to the property, including costs
- your rent, including when your rent was fixed
- your landlord, if you're a tenant
- the date you first occupied the property

Thank you for taking the time to provide this important information.

Valuation Officer
VO 6003a

