

Appendix 7.3

VOA ALTERATION IMPACT REPORT WS7

September 2018

2017-2022 Rates Liability Report

Client	NWL	Rateable Value	Original	Revised
Site Name	Cumulo	2010 List Entry	£50,810,000	£66,100,000
Local Authority	England	2017 List Entry	£76,350,000	£85,000,000

	2016/17	2017/18	2018/19	2019/20	2020/21
Original Rates Liability	£25,252,570	£36,571,650	£37,640,550	£38,556,750	£39,472,950
Revised Rates Liability	£25,252,570	£36,571,650	£40,479,622	£42,925,000	£43,945,000
Increased Rates Liability	£0	£0	£2,839,072	£4,368,250	£4,472,050

Notes & Assumptions

- 1) This estimate is purely illustrative and should not be relied upon for financial planning or budgetary purposes
- 2) All properties are fully occupied unless otherwise noted
- 3) The rates liability for 2016/17 assumes that no transitional adjustments are applicable but in any event it will not impact the liability for subsequent years
- 4) Inflation for 2019/20 onwards is based on an RPI equating to 2.5%