



National
Farm
Attractions
Network



Stop Rate Increases

Help to NFAN Members

Your Speakers Today

Both RICS qualified surveyors:

Kate Lord – Cotswold Farm Park

Katie Milbourn– Walby Farm Park

What shall we cover?

- Why we are concerned about rate increases?
- How to find out how your business rates are calculated?
- How to get a calculation of what your rates should be?
- What you can do to stop rate increase for our sector?

But first...what are business rates?



Business rates are....

- A property Tax for businesses
- Set by the Valuation Office Agency (VOA), based on your 'rateable value'. The VOA is part of HMRC.
- Reassessed every few years. The last was 2017 and the next was due 2021 but COVID has delayed this to 2023.

Business rates valuations

- The VOA should set 'reasonably' accurate valuations: the Rating Value (RV).
- There are 3 methodologies to value rates;
 1. Comparing rents with similar properties elsewhere.
 2. Receipts & Expenditure (R & E) – based on profits (usually 3 years' accounts)
 3. Contractors Basis (CB) – based on cost / valuation of site & buildings (often used to value properties that are not normally rented like Farm Attractions).

Why are rates increasing?

- The VOA is understaffed: an officer has 2 hours to make a revaluation.
 - There are over 2m properties and only 300 farm parks – we don't merit much effort
- Taking a percentage of sales is quick, but
 - Makes it easier for the VOA to increase rates
 - This is not a proper *valuation method* or related to one, it is a *working shortcut*
- The VOA is aiming to set rates at 6-9% with an average of 7%
 - Already achieved for many farm parks - current average = 6.7%
 - As the VOA's attention widens – all will be in this range
 - If you have already had one big jump in rates – you are in their sights and more jumps will follow

Proof of 6%

Detailed valuation

The rateable value is: £49,750

Rating list	2017
Primary description	FARM PARK & PREMISES (PART EXEMPT)
Effective date	01-APR-2017

The basis of valuation is stated as 'Receipts and Expenditure'

Valuation Office Agency
www.voa.gov.uk

This is a summary of the Valuation Office Agency's rating valuation for the property detailed below. The rateable value is effective from 01 Apr 2017. If you have any queries regarding business rates, or the 2017 Revaluation, you can find out more information on our website www.gov.uk/voa/revaluation.

You may also see your property's rateable value and estimate the amount of business rates you will pay. You can search online by post code, address or BA reference number.

Property Class - Tourist Attractions

FARM ATTRACTION
FARM LANE
FARM COUNTY
FA7 7ML

Our Reference Number: 12345678
BA reference Number: 101010101010
Special Category and Code: 284 Tourist Attractions/Dark Ride
Basis of Valuation: Receipts and Expenditure

The summary valuation is based upon the following assumptions

The total fair maintainable trade for this property is £830,000 per annum, which we have valued as below

Fair Maintainable Trade adopted	£830,000
Percentage adopted to rateable value	6.00%
Rateable value from trade based elements	£49,800

No further additions have been made to this valuation

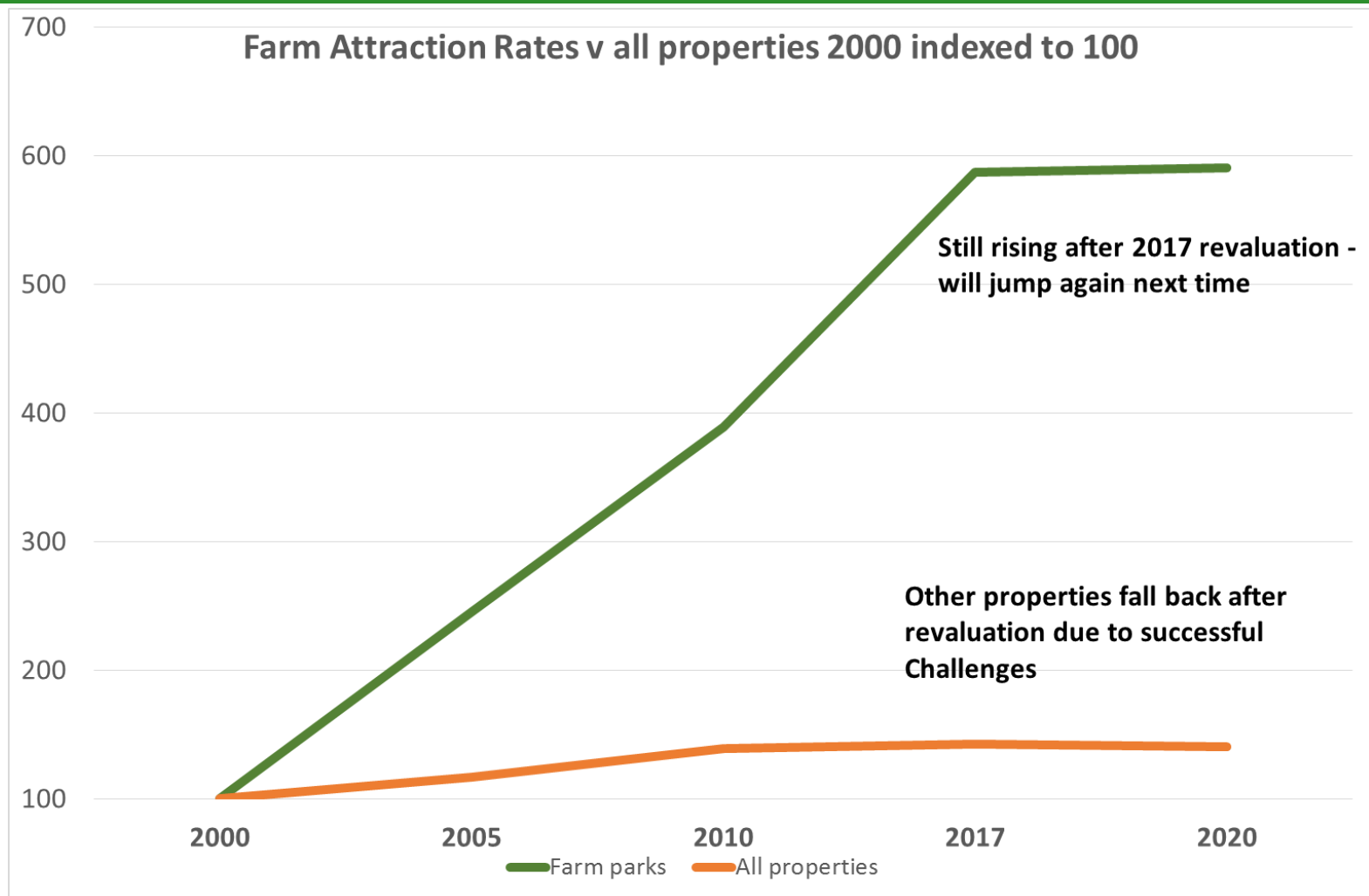
subtotal £49,800

End allowance No allowances have been made

Rateable Value before rounding £49,800
Rateable Value £49,750

However, a percentage of turnover has been applied

Farm Park Rates are increasing far quicker than the average



We've evaluated a lot of data...

The VOA only publish individual Rateable Values from 2010 onwards +50% just since 2010.

Top 100 Farm Attractions RVs (£)	2010	2017	2010-2017
Combined	3,871,200	5,806,850	50.0%

Valuations rises are not slowing

These are just 2 examples of many – big increase are happening even between revaluations see below.

Marsh Farm RV (£)

2010	60,000
2017	72,500
2020	87,750

Roar RV (£)

2010	100,000
2017	203,000
2020	222,500

How is this happening?....

- The VOA argues that by not “Checking” or “Challenging”, owners are agreeing:
 - that the level of rates is right
 - the method, i.e. a percentage of receipts – their ‘working shortcut’, is also accurate and can be used
- A high percentage at some farms is then used as the ‘accepted’ level and applied to others – a spiral is started
- Fear is spread by suggesting a Challenge could increase your RV or if you don’t settle, they will set an even higher level
- The VOA set FMTs substantially lower than actual sales to dissuade you from Challenging – but unless the **FMT is around 30%** of actual sales, you will likely be paying too much
- However, even when businesses lose appeals, rates are confirmed or reduced slightly by the Valuation Tribunal

Some facts

- Silence (not doing a “Check”) is taken as acceptance and is or will hurt all attractions
- Only 5 farm parks have gone to appeal since 2005 – the last one was in 2019 and won, but the vast majority settle with the VOA rather than ask the Valuation Tribunal
- For the winning attraction, the VOA had used an FMT 25% below actual sales and also 35% above actual sales in its assessments - these FMTs are designed to get you to pay higher rates than you should - beware
- The VOA uses negotiation as a way to ramp rates higher

What is NFAN doing?

NFAN has retained Mark Wasilewski:

- A former member, who reduced his rates back to 2000 levels
- Before buying an attraction he was a financial analyst
- Mark won his own case at Valuation Tribunal (VTE) in 2019, using R&E and the CB calculations which need financial analytical skills

Mark has 'challenges' nearing completion

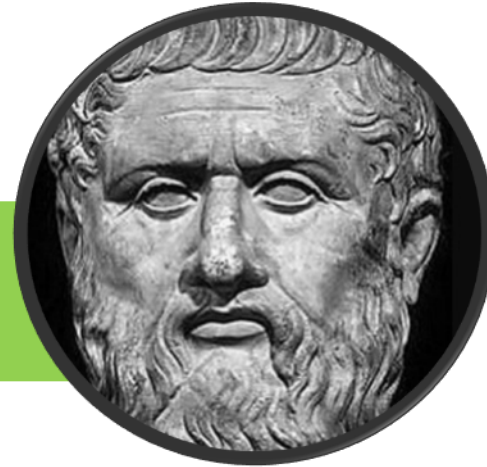
- On 15 January Mark has an Appeal Hearing which could have major implications for the rest of the sector
- Another is awaiting an appeal date and three other Challenges are ready for filing once the VOA Checks are returned
- The battle is on, but winning one challenge is unlikely to change the VOA's approach, winning over and over time will

NFAN made a submission in October to the current Government review of business rates

We need your help

Philosopher Plato said:

“I shall assume your silence gives consent”



Henry Ford said:

“Coming together is a beginning; keeping together is progress and working together is success”



What you can do?

1 Simply by checking how the VOA values your farm helps.

It signals that the sector is organising itself to combat rates and generally unhappy with the valuation. We can talk you through how to do this.

2 Feedback to us how your rates are valued to add to our data pool and also share your 2005 valuation.

3 Provide financial information to Mark for him to do a R&E calculation to identify if you are paying too much.

Even if your agent has done a R&E Calculation – please ask Mark to do another for comparison.

Why check your rateable value?

Mark Wasilewski's research & analysis has told us.

- In-depth CB and R&E calculations suggest RVs should be 2-2.5% of sales
- These valuations are consistent with each other and anchored by land registry sales of farm parks

Mark will identify if you are paying too much

- Mark can support you through the Check process and prepare the valuations necessary to support a Challenge.
- We are providing this because we believe it will help our members get fair and reduced rates.
- But time is of the essence
- If you don't know what your RV is, you can make a "Check"
- This will also tell you how the valuation has been calculated
- Doing just this and providing the answer to NFAN will help everyone

Time is of the essence.

- Preparing proper evidence to make a formal “Challenge” by you/your agent takes time, so be well prepared or don’t leave it too late
- Current valuations can be Challenged until April 2023 (not in Scotland)
 - If you win, you receive a refund backdated to the start of the cycle, i.e. April 2017
 - But because this cycle has been extended, it is likely refunds for “Challenges” made after April 2021 will only be backdated to April 2021
 - You can only formally “Challenge” once in each cycle, but a win in January will allow a second Challenge
- A win in January will NOT lead to automatic reductions for other attractions and may not stop rises being applied
 - But it will make winning new “Challenges” easier
 - Several or many wins will mean the VOA will concede

The goal

- NFAN believes it can reduce rates for attractions
- Not by 20%, but by a lot 50%+

Doing nothing hurts hugely

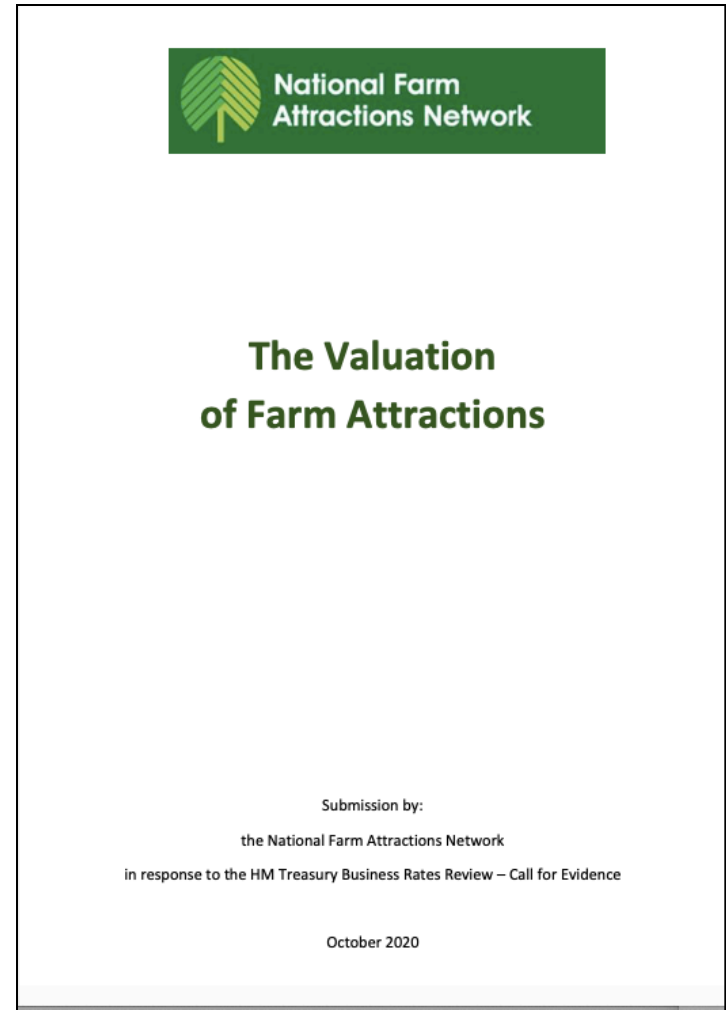
- Farm attractions doing nothing is almost all of the VOA's argument
- Even just "Checking" means your silence cannot be used against others

We want a new rate framework

- We want to make rates easier to understand and calculate; fairer; more accurate and predictable
- If Mark has more valuations to work with, NFAN aims to get a framework in place that will allow RVs to be easily calculated
- A valuation does not mean Mark becomes your agent. You can continue with your existing agent but use his calculations
- We hope to get this framework approved by a professional body like RICS
- If we achieve this, then getting fair rates will become straightforward: reducing the stress and costs involved in fighting high valuations

The Government are currently reviewing how the rates system works.

Mark has helped NFAN create a 57 page submission for the Government's 'Call for Evidence'



The first step

How to claim a property and check your valuations

We'd like to thank Barry Davies who put an original step by step guide available.

We've created and uploaded an up-to-date version.

<https://www.farmattractions.net/wp-content/uploads/2020/11/Claiming-a-property.pdf>

A recap of what we'd like you to do.

1 Simply by checking how the VOA values your farm helps.

It signals that the sector is organising itself to combat rates and generally unhappy with the valuation. We can talk you through how to do this.

2 Please feedback to us how your rates are valued to add to our data pool and also share your 2005 valuation.

3 Provide financial information to Mark for him to do a R&E calculation to identify if you are paying too much.

Even if your agent has done a R&E Calculation – please ask Mark to do another for comparison.

Step 1

Go to <https://www.gov.uk/correct-your-business-rates>. You can get to this by entering VOA Check your business rates in the internet search engine.

You should see:

The screenshot shows a web browser window with the address bar displaying www.gov.uk/correct-your-business-rates. The GOV.UK logo is in the top left, and a search bar is in the top right. The breadcrumb trail reads: [Home](#) > [Business and self-employed](#) > [Business premises and business rates](#). The main heading is 'Find and check your business rates valuation'. Below this, the text states: 'You can check the 'rateable value' of your property - this is set by the Valuation Office Agency (VOA) and used by your local council to calculate your business rates bill.' It then says 'You can also:' followed by a bulleted list: 'request changes to property or valuation details if you think they're wrong', 'view the valuation details of other properties', and 'challenge the rateable value if eligible'. A green button labeled 'Start now >' is prominently displayed. Below the button, it says 'on the VOA service'. To the right of the main content, under the heading 'Related content', there are two links: [Business rates](#) and [Business rates relief](#).

Click on the green 'Start now >' button.

Step 2

You should then come to a screen looking like:

← → ↻ tax.service.gov.uk/business-rates-find/search?_ga=2.13050039.1000154963.1581438664-25839043.1579902772 ☆ M

[Back](#) [Sign in](#) | [Home](#) | [Register](#)

Find a property

Select an option to search for property information:

☒ Postcode ☐ Street name and town ☐ Advanced

[Looking for a property on the 2010 list?](#)

Other useful information

- [Central rating lists](#)
- [Valuation scales](#)

[Download the entire rating list and summary valuation datasets.](#) You can also download the weekly change updates for both.

Step 3

Enter the postcode of your farm, and it should appear on a list such as:

tax.service.gov.uk/business-rates-find/list-valuations?searchBy=Postcode&postCodeQuery=MK44+2EE&streetQuery=&townQuery=&primaryCriteria=ADDRESS&baRef=&numb...

Find a property

Select an option to search for property information:

☒ Postcode ☐ Street name and town ☐ Advanced

MK44 2EE

Showing 3 results

Address	Description	Total area (m ² /unit)	Price per m ² /unit	Current rateable value
Out N About 1, Cross End, Thurleigh, Bedford, MK44 2EE	Workshop and premises	N/A	N/A	Deleted
Thurleigh Farm Centre, Cross End, Thurleigh, Bedford, MK44 2EE	Tourist attraction and premises	Not published	Not published	£0
Thurleigh Fruit Farm, Cross End, Thurleigh, Bedford, MK44 2EE	Tourist attraction and premises	N/A	N/A	Deleted

► My property does not appear on the list

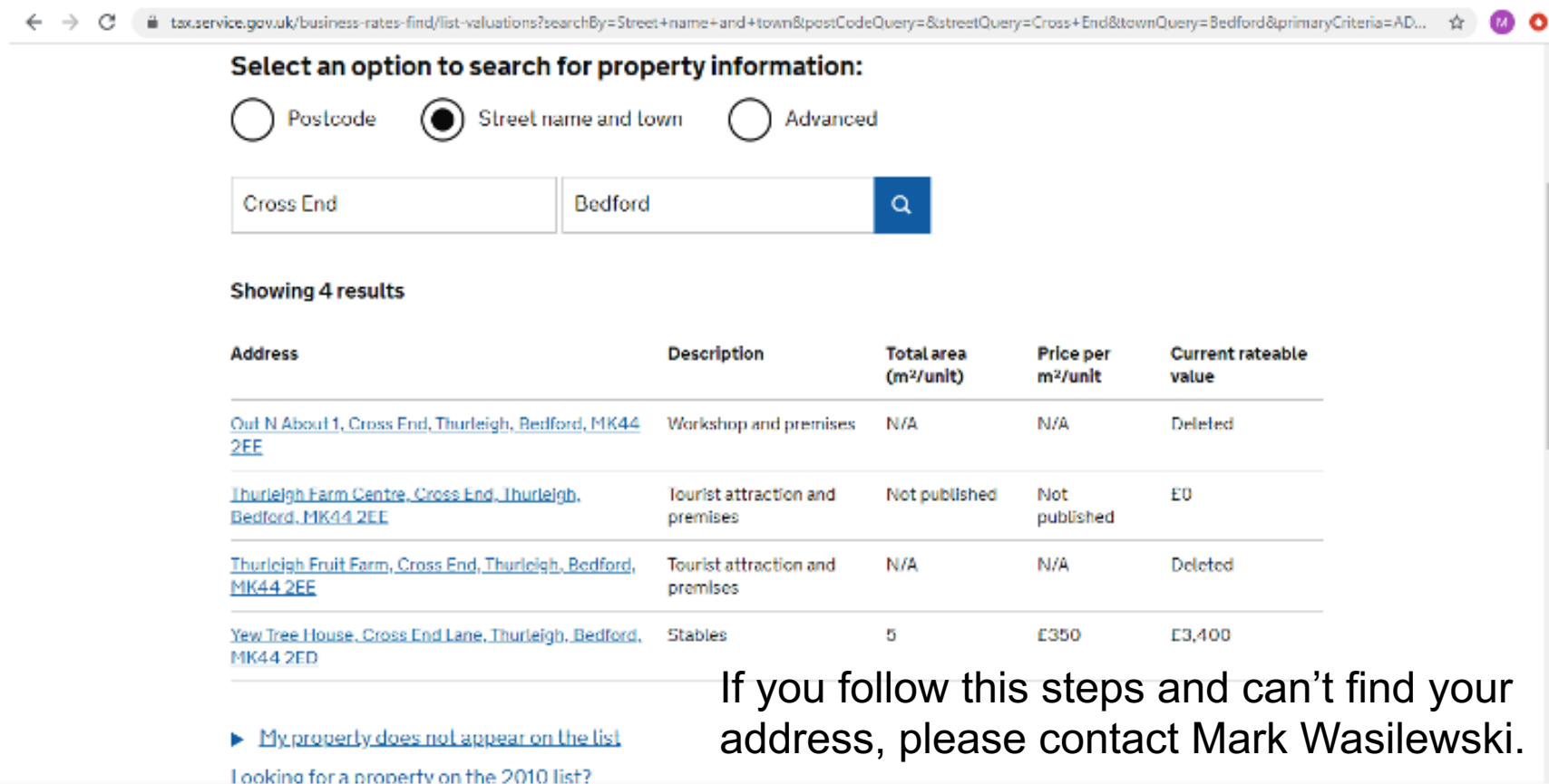
Step 4

Select your property by clicking on the blue 'Address'.

If your property does not appear on the list (which may go to more than one page) it is likely that the postcode you are using is not the same as that recorded by the VOA. In some cases, this is because the VOA has got the wrong postcode and in others, it is because you perhaps use a postcode more helpful to visitors in finding your entrance than that used officially. If you have an alternative postcode, then try this first.

If not, then try searching on 'Street and Town' by selecting this middle option under 'Select an option to search for property information:'

If you select 'Street and Town' you will come up with a screen like:



The screenshot shows a web browser window with the URL tax.service.gov.uk/business-rates-find/list-valuations?searchBy=Street+name+and+town&postCodeQuery=&streetQuery=Cross+End&townQuery=Bedford&primaryCriteria=AD.... The page title is "Select an option to search for property information:". There are three radio buttons: "Postcode", "Street name and town" (which is selected), and "Advanced". Below the radio buttons are two input fields: "Cross End" and "Bedford", with a search button. The results section shows "Showing 4 results".

Address	Description	Total area (m²/unit)	Price per m²/unit	Current rateable value
Out N About 1, Cross End, Thurleigh, Bedford, MK44 2EE	Workshop and premises	N/A	N/A	Deleted
Thurleigh Farm Centre, Cross End, Thurleigh, Bedford, MK44 2EE	Tourist attraction and premises	Not published	Not published	£0
Thurleigh Fruit Farm, Cross End, Thurleigh, Bedford, MK44 2EE	Tourist attraction and premises	N/A	N/A	Deleted
Yew Tree House, Cross End Lane, Thurleigh, Bedford, MK44 2ED	Stables	5	£350	£3,400

At the bottom of the page, there is a link: [My property does not appear on the list](#). Below this link is the text: "Looking for a property on the 2010 list?"

If you follow this steps and can't find your address, please contact Mark Wasilewski.

Step 5

Once you select your property, you will come to a screen like:

tax.service.gov.uk/business-rates-find/summary/22221728000?uam=11352029000

Current valuation

Other valuations

Description	Tourist attraction and premises	Special category code	2845
Local authority reference	1127420	Effective date	21 November 2017
Transitional Relief certificate No issued	?	List alteration date	4 February 2020

This valuation is not available to the public. Only the owner or occupier may view the valuation details for this property.

This valuation is not available to the public due to the type of property or the valuation method used.

If you're the owner or occupier you can register or sign in and claim this property to:

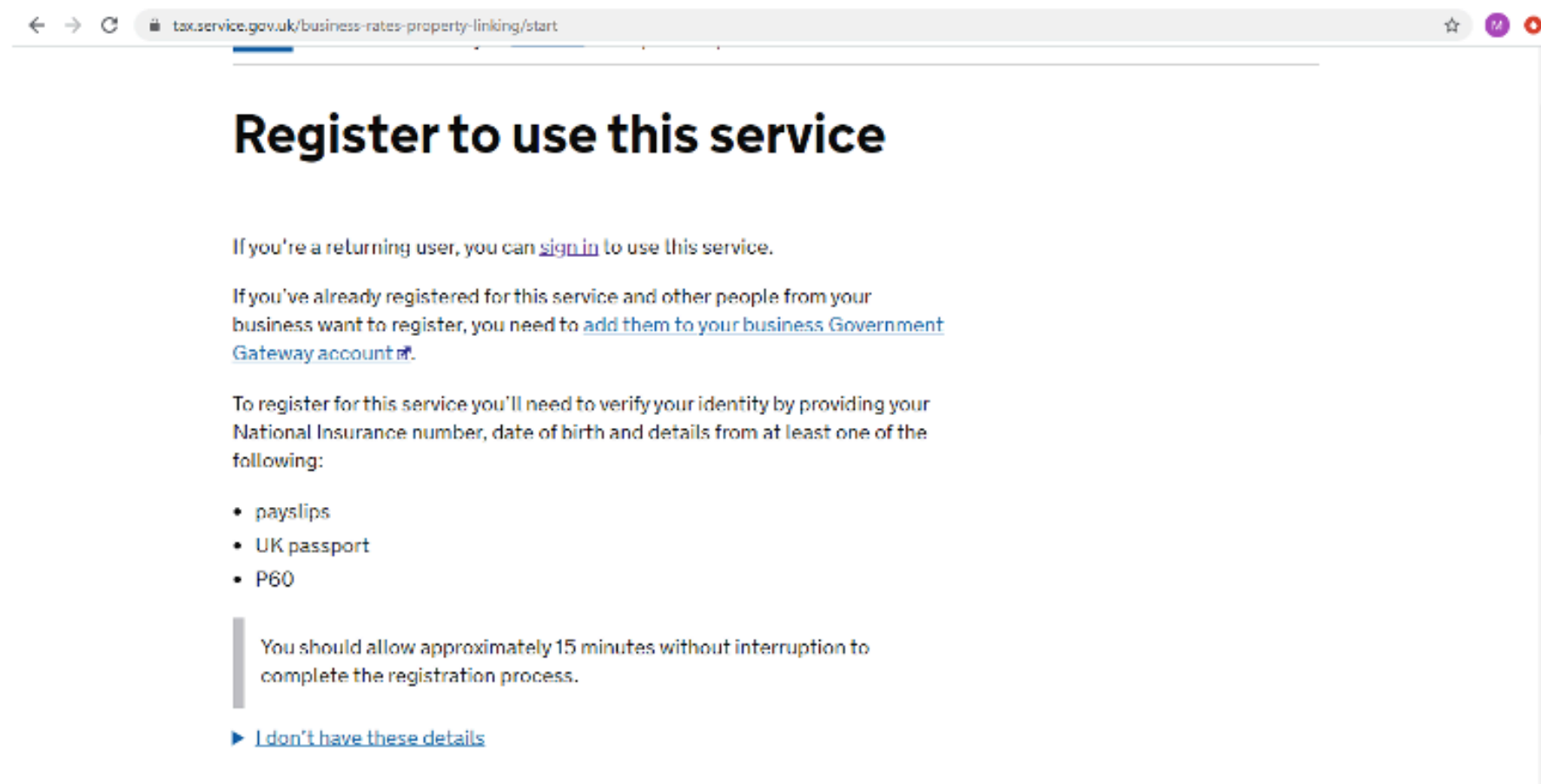
- request the detailed valuation
- confirm your property details or tell us that something is incorrect (check)
- tell us that you disagree with the valuation (challenge)

Register

<https://www.tax.service.gov.uk/business-rates-property-linking/start>

Step 6

To Claim this [property](#) you need to Register by clicking on the green button which will bring up the following screen, the top part will look like:



The screenshot shows a web browser window with the address bar displaying 'tax.service.gov.uk/business-rates-property-linking/start'. The page content is as follows:

Register to use this service

If you're a returning user, you can [sign in](#) to use this service.

If you've already registered for this service and other people from your business want to register, you need to [add them to your business Government Gateway account](#).

To register for this service you'll need to verify your identity by providing your National Insurance number, date of birth and details from at least one of the following:

- payslips
- UK passport
- P60

You should allow approximately 15 minutes without interruption to complete the registration process.

▶ [I don't have these details](#)

And the remainder:

← → ↻ tax.service.gov.uk/business-rates-property-linking/start ☆ M

Which type of account would you like to create?

[Individual \(you represent yourself\)](#) – you won't be able to add others to this account

[Organisation \(you represent a business, charity or other organisation\)](#) – you'll be able to add others to this account


[I want to register using my existing Government Gateway account](#)

[Get help with this page.](#)

[Help](#) [Feedback](#) [Cookies](#) [Terms and conditions](#) [Privacy policy](#)

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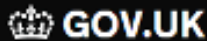
© Crown Copyright

Most members will already have a Government Gateway Account used for things such as Rural Payments or VAT. This will be the easiest way to register. 'Sign in' once you have entered your Gateway user ID and matching password.

Step 7 (Part 1)

This will then lead you to:

← → ↻ access.service.gov.uk/multi-factor/challenge/app/tbf/c078a07d-be2c-47c0-9785-60abb308189 ☆ M

 [Sign out](#)

BETA This is a new service – your [feedback](#) will help us to improve it

English | [Cymraeg](#)

Enter the access code

We have sent a 6 digit access code to *****2941

It may take a few minutes to arrive

Access Code

☐ Remember me for 7 days

[Problems receiving this code?](#)

[Continue](#)

Step 7 (Part 2)

You may be asked to complete your contact details such as:

← → ↻ tax.service.gov.uk/business-rates-property-linking/complete-contact-details ☆ M

GOV.UK Check and challenge your business rates valuation

BETA This is a new service – your [feedback](#) will help us to improve it.

Complete your contact details

First name

Last name

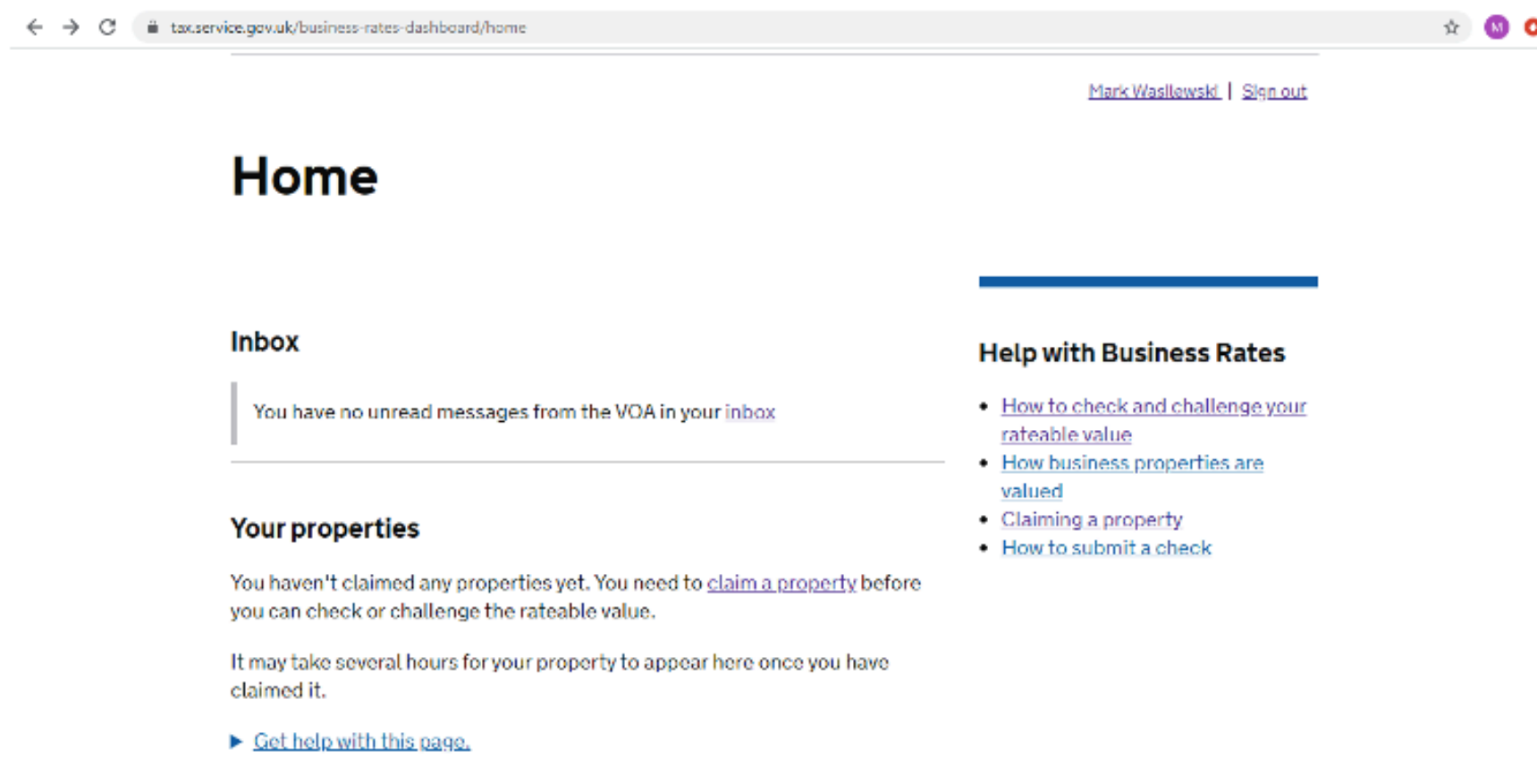
Address

This should be your preferred postal contact address for your business.

After this stage, you *may* need to go through an identity check which will require you to enter your passport details.

Step 8

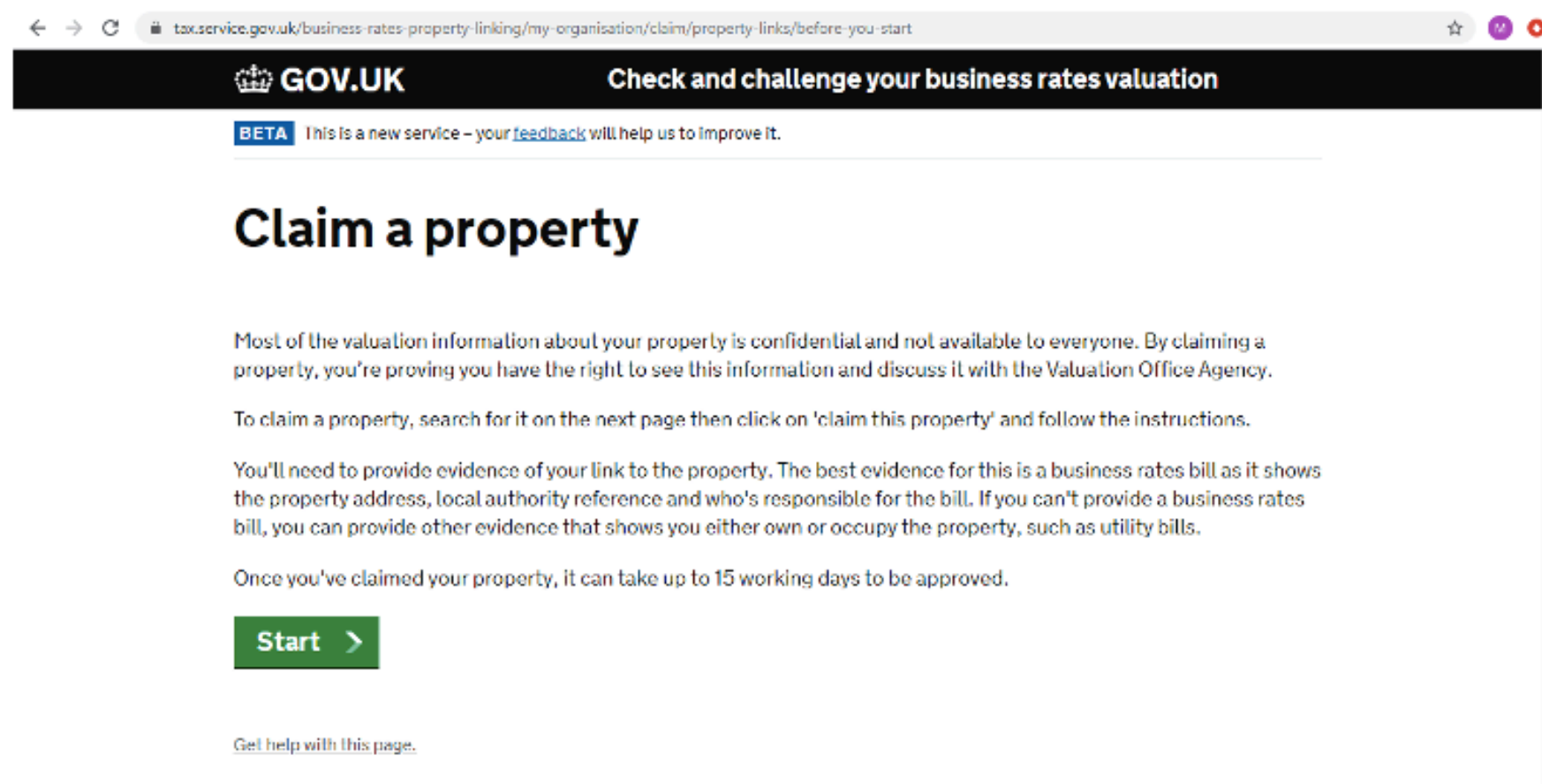
If not, make sure you are on your 'Home Page' which should look like:



In the middle of the screen, there is a paragraph under 'Your properties' and [claim a property](#). Click on this link.

Step 9

You will next be shown a screen:



Click the green 'Start >' button.

Step 10

You will come to a familiar screen:

The screenshot shows a web browser window with the address bar displaying 'tax.service.gov.uk/business-rates-find/search'. The page header is black with the GOV.UK logo and the title 'Find your business rates valuation'. Below the header, a blue banner contains the text 'BETA This is a new service – your [feedback](#) will help us to improve it.' Navigation links include 'Back', 'Home', 'Mark Wasilewski', and 'Sign out'. The main heading is 'Find a property'. Below this, a section titled 'Select an option to search for a property to add to your account:' features three radio buttons: 'Postcode' (selected), 'Street name and town', and 'Advanced'. A search input field with a magnifying glass icon is positioned below the radio buttons. At the bottom, there are links for 'Back to home' and 'Looking for a property on the 2010 list?', followed by a section titled 'Other useful information'.

tax.service.gov.uk/business-rates-find/search

GOV.UK Find your business rates valuation

BETA This is a new service – your [feedback](#) will help us to improve it.

[Back](#) [Home](#) | [Mark Wasilewski](#) | [Sign out](#)

Find a property

Select an option to search for a property to add to your account:

☒ Postcode ☐ Street name and town ☐ Advanced

[Back to home](#)

[Looking for a property on the 2010 list?](#)

Other useful information

Enter your postcode or address by which you could call up your property. You will get a screen:

Step 11

Select an option to search for a property to add to your account:

☒ Postcode ☐ Street name and town ☐ Advanced

MK44 2EE



[◀ Back to home](#)

Showing 3 results

Address	Description	Total area (m ² /unit)	Price per m ² /unit	Current rateable value	Action
Out N About 1, Cross End, Thurleigh, Bedford, MK44 2EE	Workshop and premises	N/A	N/A	Deleted	Claim this property
Thurleigh Farm Centre, Cross End, Thurleigh, Bedford, MK44 2FF	Tourist attraction and premises	Not published	Not published	EO	Claim this property
Thurleigh Fruit Farm, Cross End, Thurleigh, Bedford, MK44 2EE	Tourist attraction and premises	N/A	N/A	Deleted	Claim this property

▶ [My property does not appear on the list](#)

BETA This is a new service – your [feedback](#) will help us to improve it.

[← Back](#)

[Home](#) | [Mark Wasilewski](#) | [Sign out](#)

Claim this property

**THURLEIGH FARM CENTRE, CROSS
END, THURLEIGH, BEDFORD, MK44
2EE**

**You're claiming you're the owner or occupier of this
property.**

If this isn't the right property you can [search for a different property](#)

- [▶ I'm the owner or occupier for only part of this property](#)
- [▶ I'm not the owner but I let the property to someone else, as a sublet](#)
- [▶ I'm an agent acting on behalf of the owner or occupier for this property](#)

What is your relationship to the property?

- ☐ Owner
- ☐ Occupier
- ☐ Owner and occupier

**When did you become the owner or occupier of the
property?**

- ☐ On or before 1 April 2017
- ☐ After 1 April 2017

Do you still own or occupy the property?

- ☐ Yes ☐ No

Add property


[← Back](#)

Step 13. Select the options appropriate to you and click on the green 'Add property' button

Step 14

You will see:

← → ↻ tax.service.gov.uk/business-rates-property-linking/my-organisation/claim/property-links/evidence ☆ 14

 **GOV.UK** **Check and challenge your business rates valuation**

BETA This is a new service – your [feedback](#) will help us to improve it.

[◀ Back](#) [Home](#) | [Mark Wasilewski](#) | [Sign out](#)

Provide a copy of your business rates bill

Please upload a copy of the business rates bill for this property.

This business rates bill should be the most recent bill that you have for the property, for the period that you were the owner or occupier.

☐ I have a business rates bill

☐ I don't have a business rates bill

[Continue](#)

Step 16

Select the grey button 'Choose a file to upload' which will allow you to select from your computer the folder under which you have saved the pdf of your rates bill.

Follow the remaining instructions and await your Claim to be confirmed by the VOA which may take only a few days to complete.

business rates bill

Your file must be:

- Only Word, Excel, PDF and JPEG files can be accepted and maximum file size is 10MB

Choose a file to upload

Confirm

◀ Back

Step 16

Select the grey button 'Choose a PDF upload' which will allow you to select from your computer the folder where you have saved the PDF of your rates bill.

Follow the remaining instructions and await your Claim to be confirmed by the VOA which may take a few days.

Checking your valuation

On the home page which if you sign in will look like:

Step 1

Go to your Home Page and click on your property for the latest data

tax.service.gov.uk/business-rates-dashboard/your-properties

GOV.UK Check and challenge your business rates valuation

We've recently removed the 'gsl' from our gov.uk email addresses. All emails from the VOA will now come from an @voa.gov.uk address. For example: emails from donotreply@voa.gsl.gov.uk will now be donotreply@voa.gov.uk. Please check that you are using the correct email address when contacting us and update any mail forwarding that you have set up.

BETA This is a new service - your feedback will help us to improve it.

Back Home | Mark Wasilewski - QT Adventure Playgrounds Ltd | Sign out

Your properties

[Add property](#)

Search your properties

Address Local authority reference Agent

[Clear search](#)

Address	Local authority reference	Status	Appointed agents
Thurleigh Farm Centre, Cross End, Thurleigh, Bedford, MK44 2EE	1127420	Approved	
Thurleigh Fruit Farm, Cross End, Thurleigh, Bedford, MK44 2EE	1127420	Approved	QT Adventure Playgrounds Ltd
Thurleigh Fruit Farm, Cross End, Thurleigh, Bedford, MK44 2EE	1127420	Declined	

This process can also be found at ...

<https://www.farmattractions.net/wp-content/uploads/2020/11/Claiming-a-property.pdf>

Step 2

tax.service.gov.uk/business-rates-property-linking/property-link/PL2G37/assessments

BETA This is a new service – your [feedback](#) will help us to improve it.

[Back](#) [Home](#) | [Mark Wasilewski - GT Adventure Playgrounds Ltd.](#) | [Sign out](#)

Valuations for

Thurleigh Farm Centre, Cross End, Thurleigh, Bedford, MK44 2EE

You can view your rateable value and start a new check or view the previous cases

Valuations

Effective date	Rateable value	Capacity	From	To
21 November 2017	£0	Owner	4 February 2020	Present
21 November 2017	£9500	Owner	3 June 2019	3 February 2020
21 November 2017	£16500	Owner	15 October 2018	2 June 2019
21 November 2017	£35000	Owner	2 March 2018	14 October 2018

[Back](#)

[Get help with this page.](#)

Step 3

Click on the green Request a valuation button.

The screenshot shows a web browser window with the URL tax.service.gov.uk/business-rates-property-linking/my-organisation/property-link/PL2G37/valuations/22221728000/exists. A blue banner at the top contains a message about email addresses. Below this is a 'BETA' notice. The main heading is 'Detailed valuation request for THURLEIGH FARM CENTRE, CROSS END, THURLEIGH, BEDFORD, MK44 2EE'. It shows an 'Effective date' of 21 November 2017 and a 'Rateable Value' of £0. There are instructions on how to request a valuation and a green 'Request a valuation' button. Below that is a section for 'Already submitted a check?' with instructions on how to challenge the valuation.

We've recently removed the 'gsi' from our gov.uk email addresses. All emails from the VOA will now come from an @voa.gov.uk address. For example: emails from donotreply@voa.gsi.gov.uk will now be donotreply@voa.gov.uk. Please check that you are using the correct email address when contacting us and update any mail forwarding that you have set up.

BETA This is a new service – your [feedback](#) will help us to improve it.

[Back](#) [Home](#) | [Mark Wasilewski - QT Adventure Playgrounds Ltd.](#) | [Sign out](#)

Detailed valuation request for
**THURLEIGH FARM CENTRE, CROSS
END, THURLEIGH, BEDFORD, MK44
2EE**

Effective date: 21 November 2017

Rateable Value: £0

You need to request this detailed valuation if you want to view it or submit a check.

Once your request is approved, it will be available to view on this page.

If you don't want to request this, you can [return to your home page](#).

[Request a valuation](#)

Already submitted a check?

The VOA will contact you with the outcome. If you disagree with the outcome of the check, or the rateable value of your property, you can start a challenge.

You can't start a challenge until you've received the outcome of your check.

[Challenge this valuation](#)

The valuation will take some while to come through – but usually a few days. You may get notification in your normal inbox. You may have to visit your VOA Inbox on the Home page. Please email a copy of this to Mark or NFAN.

Step 4

You will receive a 'Check your property facts' form to reconfirm information you have previously supplied.

This will either be online or follow a few days after you press the 'Request a valuation' button. An example can be found at <https://www.farmattractions.net/wp-content/uploads/2020/11/Check-your-property-facts-form.pdf>

You will be asked to:

- confirm the facts at the date of submitting this form
- provide details for any information that is missing from the detailed valuation provided

It can take up to three months for you to obtain a response, so time is of the essence.

NFAN's offer of help

Help with the 'check'

- If you need help to “Check” your valuation get in touch. We, or Mark, will talk you through it remotely.
- Mark is based in Bedford but is happy to visit if you are struggling with this or want to discuss rates in more detail.

Identify if your valuation is correct, without any cost to you.

- If you are willing to provide Mark with:
 - data on the buildings & land you use
 - 3 years of accounts up to April 2015
- He will calculate your RV without cost to you as this part of NFAN's agreement.
- Contact Mark on 01234 771599, 07872 592 941 or markwas@zoho.com or via NFAN.

What happens next is in your hands.

- Your information is confidential, but we will ask if we can use the results (without identifying which park), to help get rates reduced for everyone.
- If your existing agent has an R&E calculation, please ask Mark to create a comparison. It is likely they have been calculated a bit differently and we'd like a unified approach.
- Encourage others to engage with NFAN on this strategy.

Please speak to other farm parks

Encourage them to view this presentation
And engage with NFAN

We are stronger together.