



26 March 2024

Request

I make this Freedom of Information request to obtain a copy of any documentation used by the Grouville rates assessors when assessing the rateable value of Grouville property and land.

Response

PARISH OF GROUVILLE RATES ASSESSMENT GUIDELINES

DOMESTIC PROPERTY RATEABLE VALUES

Mansions Manors and Estates		40,000 to 100,000 with discretion		
	Small	Average	Luxury	
Detached House				
4 Bedroom	18,000	22,000	26,000	
3 Bedroom	14,000	18,000	21,000	
2 Bedroom	9,000	12,000	14,000	
Semi Detached house				
4 Bedroom	16,000	19,000	23,000	
3 Bedroom	12,000	15,000	18,000	
2 Bedroom	8,000	10,000	12,000	
Terraced House				
4 Bedroom	15,000	17,000	21,000	
3 Bedroom	11,000	13,000	16,000	
2 Bedroom	7,000	9,000	11,000	
Bungalow				
4 Bedroom	18,000	22,000	26,000	
3 Bedroom	14,000	18,000	21,000	
2 Bedroom	10,000	12,000	14,000	
Penthouse				
3 Bedroom	22,000	26,000	30,000	
Apartments				
4 Bedroom	15,000	17,000	21,000	
3 Bedroom	11,000	13,000	16,000	
2 Bedroom	7,000	9,000	11,000	
Bedsit				
3 Rooms	7,000	8,000	9,000	
2 Rooms	5,000	6,000	7,000	
1 Room	4,000	5,000		
<p>The category of the property should be agreed by the Assessors and then the number of bedrooms is used to determine the number of basic quarters. Note if a room originally assessed as a bedroom is later used as a study or workroom the original classification as a bedroom remains.</p>				
Additional rooms and attributes are rated as follows				
More than 4 Bedrooms	1,000 per bedroom	Swimming pool indoor	5,000	
Garage	800	Swimming pool outdoor	4,000	
Double Garage	1,600	Gardens and lawns above 1/2 vergee	200	
Carport	400			
Parking space	200	Sea View	5,000	
Conservatory less than 80sq ft	700	Sea View with beach access	10,000	
Conservatory 80-200 sq ft	900			
Conservatory above 200 sq ft	Discretion			

NON DOMESTIC RATEABLE VALUES

Hotels and guest houses and public houses			
Assessments are based on the number of rooms and the grade of the establishment.			
Self Catering units			
Use the Domestic matrix for housing but the units are rated as non-Domestic			
Commercial			
Showrooms, retail shops and offices	10 Q per sq Ft		
Sales for court	3.5 Q per sq Ft		
Garages work shop	5 Q per sq Ft		
Parking/ exterior display area	3 Q per sq Ft		
Utilities			
Pumping Stations	4,000 Q		
Telephone masts	4,000 Q		
Telephone exchange fiber lines	110 Q per line		
Agricultural land and buildings			
Good land	100 Q per vergee	Working shed/storage	1 Q per sq Ft
Poor land or Meadow	40 Q per vergee	Stables	3 to 4 Q per sq Ft
Scrub land	Zero rated	Workshops	7 Q per sq Ft
Green houses Good	100 Q per vergee		7 Q per sq Ft
Green houses Poor	40 Q per vergee		
PolyTunnels	100 Q per vergee		
Public Car parks	2 Q per sq Ft		
Notes			
To convert sq M to sq Ft multiply by 10.76			
To convert sq Ft to Perches divide by 272.25			
Owner occupied property both the Occupier and Foncier rates paid by the owner			
Rented unfurnished property, the owner pays Foncier rate and the occupier pays the Occupier rate			
Rented furnished property, both the Occupier and Foncier rates paid by the owner			