



LB Havering Revaluation Support Scheme

1. Introduction

This document sets out the guidance for administering the Revaluation Support Scheme (RSS) for the financial year 1 April 2017 to 31 March 2019.

At the Budget on 8 March the Chancellor announced that the Government would provide £300m to support those business most effected by the recent revaluation. This funding would be spilt over 4 years.

Local Authorities are able to use their current powers with regards to Discretionary Business Rate Relief under section 47 of the Local Government Act 1988 to administer this new relief.

Havering will receive £1.696m funding towards this new relief spread over four years as shown below.

Year	2017/18	2018/19	2019/20	2020/21	Total Funding
Value of funding	£989,000	£481,000	£198,000	£28,000	£1,696,000

2. Local Discretionary Relief Scheme

- 2.1 The Local Discretionary Business Rate Relief Scheme will apply for the year 1 April 2017 to 31 March 2019 only. Under the scheme relief will only be provided where a qualifying ratepayer's bill has increased due to the 2017 revaluation. The maximum amount of relief available will be £887.79 per property in 2017/2018 and £431.78 in 2018/2019.
- 2.2 The assistance the Council is able to offer under the scheme will be limited to the funding provided which is anticipated to be around £989,000 in 2017/2018 and £481,000 in 2018/2019.
- 2.3 Where a qualifying ratepayer's 2017/18 and, or 2016/17 rates bill is reduced for any of the following reasons, the amount of their relief will be reduced or removed accordingly, but not limited to this list.

- a reduction in rateable value in the 2010 and, or 2017 rating lists
- the provision of a certificated value for the 2010 rating list or historical change
- the application of any additional rate relief or exemption
- vacation and re-occupation of the property
- any other reason

Ratepayers who may benefit from the Scheme will be in occupation of a property with a rateable value of up to £50,999 and will fall into one of the categories listed below:

- Shops (such as: florists, bakers, butchers, grocers, greengrocers, jewellers, stationers, off licence, chemists, newsagents, hardware stores, supermarkets)
- Opticians
- Post offices
- Furnishing shops/ display rooms (such as: carpet shops, double glazing, garage doors)
- Car/ caravan show rooms
- Second hand car lots
- Markets
- Petrol stations
- Garden centres
- Art galleries (where art is for sale/hire)
- Shoe repairs/ key cutting
- Travel agents
- Ticket offices e.g. for theatre
- Dry cleaners
- Launderettes
- PC/ TV/ domestic appliance repair
- Funeral directors
- Photo processing
- DVD/ video rentals
- Tool hire
- Hair and beauty services
- Restaurants
- Takeaways
- Sandwich shops
- Coffee shops
- Bars

2.3 Please note that the following types of uses are not eligible for local discretionary business rate relief:

Advertising Rights

Communication Masts

Car Parks

Amusement Arcades

Council and Government Buildings, NHS and Police
or Fire Services

Betting Shops

Pay day lenders

Financial services (banks, building societies, cash points, bureau de
Change.

2.4 Properties that are operated by the same organisation / business. This applies where the business runs three or more properties in the U.K or in the U.K and overseas.

2.5 Properties with an RV below £15,000

2.6 Properties with an RV above £50,999

2.7 Ratepayers in receipt of re-occupation relief in 2016/17 and / or 2017/18.

2.8 Ratepayers occupying properties after 1 April 2017.

2.9 Properties which were not on the rating list at 1 April 2017. (Relief will not apply where properties are entered into the list retrospectively).

2.10 Properties which are part unoccupied or unoccupied

2.11 Properties where any arrears due from 2016/17 or earlier are not paid by 01/09/17 or by arrangement with the Council.

2.12 Large organisations such as Transport for London, NHS, Council occupied properties and the Tenants Management Organisation.

2.13 Charities or other Kindred organisations in receipt of Mandatory and or Discretionary Rate Relief.

- 2.14 National and international organisations where the Authority believes that to award the relief would be in breach of state aid, or where the award of relief would not comply with EU law on state aid.

The application form requires the ratepayer to confirm that they have not received any other State Aid that exceeds in total €200,000, including any other rates relief (other than exemptions, transitional or mandatory reliefs) you are being granted for premises other than the one to which this declaration and letter relates, under the De Minimus Regulations EC 1407/2013.

Under the European Commission rules, the ratepayer must retain this guidance for three years and produce it on any request by the UK public authorities or the European Commission. (they may need to keep this guidance longer than three years for other purposes). Furthermore, information on this aid must be supplied to any other public authority or agency asking for information on 'De Minimus' aid for the next three years.

Further information on State Aid law can be found at <https://www.gov.uk/state-aid>

3. How the proposed Local Discretionary Business Rate Relief is Calculated:

- 3.1 Local discretionary business rate relief is calculated after any or all of the following have been applied:
- Exemptions and other Reliefs
 - Transitional Relief or Premium

and before the application of the Business Rates Supplement. Local discretionary business rates relief does not apply to the supplement.

- 3.2 The maximum percentages of local discretionary business rate relief available on the net rates bill after the reliefs and exemptions described above and before the business rates supplement are shown in table 1.

Table 1

Year	2017/18	2018/19	2019/20	2020/21	
Value of funding	£989,000	£481,000	£198,000	£28,000	£1,696,000
No. of accounts on full list				5,864	£83,179,501
No. of accounts on full list & occupied				5,442	£79,941,799
No. of accounts on full list, occupied & RV 15,000 to 50,999				1,501	£15,933,494
No. of accounts on full list, occupied & RV 15,000 to 50,999 & no MR or DRR				1,422	£15,808,722
No. of accounts on full list & RV < 15,001				3,439	£3,573,398
No of accounts in receipt of SBRR				1,794	£523,538
Value of SBRR given					£5,263,081
Proposed Scheme					
Criteria: Occupied, RV 15,000 to 50,999, No Mandatory or Discretionary relief					
	2017/18	2018/19	2019/20	2020/21	
No. of accounts	1,422	1,422	1,422	1,422	
Chargeable amount	£15,808,725	£15,808,725	£15,808,725	£15,808,725	
RSS per account	£695.50	£338.26	£139.24	£19.69	
Criteria: Increase in Bill & Occupied, RV 15,000 to 50,999, No Mandatory or Discretionary relief					
No. of accounts	1,114	1,114	1,114	1,114	
RSS per account	£887.79	£431.78	£177.74	£25.13	

4. Appeals:

- 3.1 Appeals against a decision not to award relief on the basis of the criteria prescribed in this scheme should be made in writing to the Revenues Manager at business.rates@onesource.co.uk
- 3.2 There is no further right of appeal and the decision of the Revenues Manager is the final position in relation to the award of relief.