

APPENDIX B

**REVALUATION RELIEF AND RETAIL RELIEF**

ELIGIBILITY FOR REVALUATION DISCRETIONARY RATE RELIEF GUIDANCE

- i) The ratepayer must have been in occupation on 31/03/2017. No relief will be awarded to those taking up occupation on or after 01/04/2017.
- ii) No relief will be awarded if the property is empty on the 01/04/2017 (i.e. i) & ii) together mean only ratepayers occupying property at the time the Revaluation comes into effect should be able to benefit from the discretionary scheme).
- iii) Relief will be terminated on liability ending or the property becoming vacant & empty.
- iv) All other mandatory reliefs must have been applied for/considered prior to an application for Local Discretionary Relief being considered.
- v) The 2017 RV must be under £200,000 (and a “better buy” calculation will be carried out to ensure no-one is disadvantaged if they are already in receipt of other spring budget reliefs)
- vi) Where a property is formed following a split or merger after 31/03/2017, and the occupation has not in essence changed, and qualified before the split or merger a new calculation will be carried out (to ensure the ratepayer is neither advantaged nor disadvantaged from the split/merger).
- vii) Where there is an increase in RV and they were in occupation on 31/03/2017 relief will continue to be awarded if the RV remains under £200,000
- viii) Full recalculations will be made where reductions in RV for either the 2010 or 2017 RV are made (as these are highly likely to impact the rates payable based on the new list)
- ix) An application form must be completed by, or on behalf of the ratepayer. All applications will be considered on their merits. Relief is intended for those that have fallen out of Small Business Rate Relief or are facing large increases. Relief will apply from 1st April 2017. A new application may be required in each subsequent year if applicable (though we will give consideration in due course to a simplified process for 2018/19 for ratepayers facing further large increases whose essential circumstances are unchanged, noting that much less money is available for relief in the later years)

#### Exclusions

- i) Relief cannot be awarded to precepting bodies (i.e. the Fire & Police Authority), or the Council's own property.
- ii) Applications will not be invited from banks, building societies or other major financial institutions.
- iii) Applications will not be invited from large multi-national businesses or large chains (given likely State Aid issues – see below).
- iv) Applications will not be invited from the NHS, GP surgeries
- v) Money Lending Shops & Betting Shops will be excluded
- vi) Applications will not be invited from charities, as they already benefit from 80% charitable relief.
- vii) Application from ratepayers who have had 2 summonses within the last 3 years will not normally receive relief (on the basis that ratepayers who do not organise paying their bills properly should not benefit from a Council discretionary scheme).

#### DEFINITIONS FOR RETAIL RATE RELIEF

The Government considers shops, restaurants, cafes and drinking establishments to mean:

- i. Hereditaments that are being used for the sale of goods to visiting members of the public:
  - Shops (such as: florists, bakers, butchers, grocers, greengrocers, jewellers, stationers, off licences, chemists, newsagents, hardware stores, supermarkets, etc)
  - Charity shops
  - 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)
- ii. Hereditaments that are being used for the provision of the following services to visiting members of the public:

- Hair and beauty services (such as: hairdressers, nail bars, beauty salons, tanning salons)
- Shoe repairs/ key cutting
- Travel agents
- Ticket offices e.g. for theatre
- Dry cleaners
- Launderettes
- PC/ TV/ domestic appliance repair
- Funeral directors
- Photo processing
- Tool hire
- Car hire

iii. Hereditaments that are being used for the sale of food and/ or drink to visiting members of the public:

- Restaurants
- Takeaways
- Sandwich shops
- Coffee shops
- Pubs
- Bars

In order to help us apply the test above the Government has advised they do not consider the following as eligible for this relief:

- Financial services (e.g. banks, building societies, cash points, bureaux de change, payday lenders, betting shops, pawn brokers)
- Other services (e.g. estate agents, letting agents, employment agencies)
- Medical services (e.g. vets, dentists, doctors, osteopaths, chiropractors)
- Professional services (e.g. solicitors, accountants, insurance agents/ financial advisers, tutors)
- Post office sorting offices
- Leisure such as cinemas, theatres and museums,
- Nightclubs, or music venues
- Sport or physical recreation (e.g. gyms)