

EXISTING RELIEFS

Rural rate relief

If the business is in a rural area with a population below 3,000 rural rate relief of between 50% and 100% off your business rates may be available.

The rateable value threshold for the only public house in a village is £12,500. Local councils can also:

- Top up the mandatory 50% relief to 100%.
- Give discretionary relief to other rural retail businesses of up to 100% (for properties with a rateable value under £16,500).
- A pub company or multi-operator could apply for Rural Rate Relief, so long as it does not own another pub in the same parish.
- You cannot claim empty premises exemption and then Rural Rate Relief, as RRR is only available to premises which are trading.

Small business rate relief [SBRR]

The current SBRR Scheme has been extended by the Government which is a good thing for ratepayers. If your property has a rateable value below £18,000 (£25,500 in Greater London) you're considered a small business.

For 2016/17 the standard multiplier is 49.7 pence/£ (RV > £18,000 or > £25,500 London) or with SBRR 48.4 pence/£ and in Wales, to 48.6 pence. Where a ratepayer has one property with a rateable value of less than £12,000, SBRR is available.

If you have an RV of less than £6,000, until 31 March 2017 the relief is 100% meaning zero liability.

For properties with a rateable value between £6,001 and £12,000, the rate of relief has been doubled until March 2017. If more than one property is occupied by a rate payer they may still get small business rate relief if the rateable value of each the other property is less than £2,600.

Hardship relief

Any business which is suffering hardship can claim for help with their rates. Applications to the local authority are considered on their individual merits. Certain factors have to be taken into account.

These are:

The effect of unemployment if the business closed
The effect the closure of the business would have on the community in terms of the loss of service provided to the council taxpayer

The financial status of the person / organisation making the application (last three years' audited account must be included with any application).

Temporary rate relief

Temporary rate relief may be available via an appeal to the Valuation Office Agency where trade is affected e.g. after flooding or road closures. The appeal MUST be made however whilst the impact is being felt. So don't delay, contact your rating agent today if you have suffered as a result. Even if it is after the event they may be able to help you.

Empty property rate relief

Empty rate relief is available at 100% for an initial 3month exemption period for properties other than industrial/warehouse which is at 6months. Thereafter 100% liability payable.

Monthly instalment changes

From April 2014 rate liabilities can be paid over 12 rather than 10 monthly instalments. Contact your local authority for details.

For assistance, please contact:

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