

SMALL BUSINESS RATE RELIEF

The Government introduced a temporary increase in the level of Small Business Rate Relief (SBRR) with effect from 1st October 2010. Eligible ratepayers pay no business rates on properties with rateable values up to £6,000. In other words, the current maximum discount of 50% has been doubled. Ratepayers with properties with rateable values between £6,001 and £12,000 saw their current discount doubled. The new levels of relief will be applicable for 12 months from 1st October 2010 to 30th September 2011. Please see reverse for the percentage of Small Business Rate Relief for the financial year 1st April 2011 to 31st March 2012.

CHANGES TO PAYMENT INSTRUCTIONS

Ratepayers claiming Small Business Rate Relief may notice a change to their 'payment instructions'. This change has been made by the Government for this financial year 2011/2012 only.

Instalments have been equally divided in multiples of £1.00. Ratepayers wishing to pay their instalments in one payment may continue to do so. Ratepayers are advised to check their 'payment instructions' shown on the bottom of the bill.

FURTHER INFORMATION

If you require any additional help or information please contact:

National Non-Domestic Rates
Tendring District Council
88-90 Pier Avenue
Clacton on sea
Essex
CO15 1TN



Telephone: 01255 686266
Fax: 01255 686402

Email: business.rates@tendringdc.gov.uk

Website: www.tendringdc.gov.uk

Percentage of Small Business Rate Relief for the financial year 1st April 2011 to 31st March 2012

Rateable Value	Period of Financial Year	Percentage of Small Business Rate Relief	Rateable Value Multiplier (£)
£6,000 or below	01/04/2011 to 30/09/2011	100% relief	42.6p
	01/10/2011 to 31/03/2012	50% relief	
£6,001 to £12,000	01/04/2011 to 30/09/2011	Relief will be available on a sliding scale from 100 % to 0%, where every £60 rateable value equates to 1%	42.6p
	01/10/2011 to 31/03/2012	Relief will be available on a sliding scale from 50% to 0%, where every £120 rateable value equates to 1%	
£12,001 to £17,999	01/04/2011 to 31/03/2012	No Small Business Rate Relief Rate accounts are calculated using the small business non domestic rating multiplier only.	42.6p

Rateable Value	Percentage Reduction 01/04/11 to 30/09/11	Percentage Reduction 01/10/11 to 31/03/12
Under £6,000	100%	50%
£7,200	80%	40%
£8,400	60%	30%
£9,600	40%	20%
£10,800	20%	10%
Over £12,000	0%	0%

Tendring
District Council



**NATIONAL
NON-DOMESTIC
RATES
(BUSINESS RATES)
IMPORTANT
INFORMATION**

**CHANGES TO
EMPTY PROPERTY
RATES
AND
SMALL BUSINESS
RATE RELIEF**

CHANGES TO THE RATES LIABILITY OF EMPTY PROPERTIES

From 1st April 2008 changes were made to how empty properties in the Rating List were charged business rates under the 'Rating (Empty Properties) Act 2007'. Empty commercial property was liable for full business rates after an initial rate-free period of three months, or six months for factories and warehouses. However, there were some exemptions including listed buildings and small properties with rateable values below a certain threshold as follows:

<u>Financial Year</u>	<u>Rateable Threshold</u>
2008/09	£2,200
2009/10	£15,000
2010/11	£18,000
2011 to 2015 (2015 -The date of the next revaluation)	£2,600

IMPORTANT NOTE - Those ratepayers who have been granted an exemption because the rateable value of their property is between £2,600 and £18,000 will no longer receive it after 1st April 2011. They will be issued with a bill for 100% of the charge.

Those ratepayers, who have already had a proportion of the three/six month, rate-free period on 1st April 2011, will continue to receive the balance of the relief, for up to the three/six months in total.

Example:

Ratepayers who have already had a proportion of the three month rate-free period on 1st April 2011 will continue to receive the balance of the relief, for up to three months. If the exemption is applied as at 15th January 2011 it will cease on 14th April 2011.

Likewise ratepayers who have already had a proportion of the six month rate-free period on 1st April 2011 will continue to receive the balance of the relief, for up to six months.

WHO IS LIABLE FOR PAYING THE BUSINESS RATES ON EMPTY PROPERTIES

The liability for paying empty property rates rests with the person or company entitled to possession.

This could be the tenant or leaseholder (if there continues to be a valid tenancy or lease) or the owner of the property.

For example if a person (company) has a three year lease on a property and decides to vacate the property after 18 months, they will be liable for paying the empty rates, after the exemption period of three or six months has expired.

Business Rates will continue to be paid until the lease ends or the landlord agrees to withdraw the lease.

Some properties do not attract empty property rates and are exempt from payment during the time that they are empty. The full list can be found on the Councils website www.tendringdc.gov.uk but the main exemptions are properties with a rateable value of under £2,600, those that are listed buildings, or held for charitable purposes.

APPEALS

The changes in rates liability arising from the reforms to empty property relief are not in themselves grounds for appeal. However, if you disagree with the rateable value that appears in the current rating list entry for your property, under the existing arrangements you may challenge it by making a 'proposal' against it to the Valuation Office Agency (VOA). Your rights of appeal are not affected by the reforms to empty property relief and you can contact the VOA for further information regarding the making of appeals.

If your property is not capable of beneficial occupation - for instance, if it is in poor condition and cannot be economically repaired the VOA may judge that it should be taken out of the rating list altogether. However, please be aware that if the state of your property is damaged for the purposes of avoiding rates, under anti-avoidance legislation introduced by the Government the VOA will be required to disregard the change in the property's state when assessing its rateable value. So for instance, if the roof is removed from an empty property for the purpose of avoiding rates, it may be valued as if the roof had not been removed.

Please contact the VOA at the following address:
34 Southway
Colchester
Essex
CO2 7BB

Telephone: 03000 505 900

Web: www.voa.gov.uk

