

## **Revaluation Support Scheme 2017 – 2021**

The government provided funding for councils to design their own revaluation support scheme whereby they can consider awarding a discount to businesses facing increases in their bills in 2017/18 when compared to 2016/17 and the increase is due to the 2017 revaluation. Relief will be available under this scheme until 2020/21. Full details of the scheme for each of these 4 years are provided below

### **Scheme Criteria**

1. The Revaluation Support Rate Relief Scheme applies for 4 years from 1 April 2017 to 31 March 2021. Under the scheme relief will only be provided where a qualifying ratepayer's bill has increased due to the 2017 revaluation. The property must be entered in the Rating List and be situated in the area of the London Borough of Brent
2. Ratepayers who may benefit from the Scheme will be in occupation of a property with a rateable value of less than £200,000 for 2017/18, less than £100,000 for 2018/19 and 2019/20 and less than £28,001 for 2020/21
3. Ratepayers will be excluded from relief where any of the following apply:-
  - The ratepayer is liable for business rates in respect of six or more properties in the U.K
  - The ratepayer is in receipt of small business rate relief support which limits increases on small properties caused by the loss of small business rates relief to £600.
  - The ratepayer was not in occupation of the property on 1 April 2017
  - The property for which the ratepayer is making the application in respect of was not entered in the rating list at 1 April 2017.
  - The property for which the ratepayer is making the application in respect of was unoccupied on 1 April 2017.
  - The ratepayer had arrears of business rates on 1/4/2017 of £500.00 or more from previous years and these have not been cleared or an arrangement agreed by the time the application for revaluation support is made
  - The ratepayer is operating a betting shop or the property has gaming machines present on the premises

### **A. Calculation of Relief**

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.
2. In accordance with the terms of the Government grant for local discretionary business rate relief, all ratepayers are subject to inflationary increases on their bills for 2017/18, 2018/19, 2019/20 and 2020/21 to which the relief will not apply.
3. The business must have seen an increase in their rates bill for 2017/18 when compared to 2016/17 as a result of the revaluation, this being calculated as detailed in the above criteria. For 2018/19 businesses must have seen an increase in their bills when compared to 2017/18 due to the 1/4/2017 revaluation, again the increase

being calculated in accordance with the above criteria. For 2019/20 businesses must have seen an increase in their bills when compared to 2018/19 due to the 1/4/2017 revaluation, again the increase being calculated in accordance with the above criteria. For 2020/21 businesses must have seen an increase in their bills when compared to 2019/20 due to the 1/4/2017 revaluation, again the increase being calculated in accordance with the above criteria.

4. For 2017/18 and 2018/19 if the increase in rates bill is within the parameters in the table below and the ratepayer meets all the criteria detailed above relief is awarded as a percentage reduction in their net bill as detailed in the tables below (after the reliefs and exemptions described above and before the business rates supplement):

## 2017/18 Discount

### Small properties (up to £28,000) rateable value

Increase in Bill	Amount of Discount (percentage of net charge)
3.00% - 4.99%	3%
5.00% - 6.99%	5%
Over 7.00%	6%

### Medium Properties (rateable value between £28,001 and £100,000)

Increase in Bill	Amount of Discount (percentage of net charge)
5.00% - 7.99%	4%
8.00% - 10.99%	6%
Over 11.00%	7%

### Large properties (rateable value between £100,001 and £199,999)

Increase in Bill	Amount of Discount (percentage of net charge)
Over 15.00%	5%

## 2018/19 Discount:-

### 1. Small properties (up to £28,000) rateable value

Increase in Bill	Amount of Discount (percentage of net charge)
4.00% - 5.99%	2%
6.00% - 8.99%	4%
9.00% - 11.99%	5%
Over 12.00%	6%

### 2. Medium Properties (rateable value between £28,001 and £100,000)

Increase in Bill	Amount of Discount (percentage of net charge)
10.00% - 14.99%	2%

15.00% - 19.99%	3%
Over 20.00%	4%

5. **For 2019/20** an award of £500 will be made to:-

- The 400 small businesses (i.e., whose rateable value is less than £28,001) with the highest increase in rates bill in 2019/20 when compared to 2018/19 which is due to the revaluation and where the ratepayer meets all the criteria detailed above relief
- The 100 medium businesses (i.e., whose rateable value is more than £28,001 but less than £100,000) with the highest increase in rates bill in 2019/20 when compared to 2018/19 which is due to the revaluation and where the ratepayer meets all the criteria detailed above relief

**For 2020/21** an award of £500 will be made to:-

- The 75 small businesses (i.e., whose rateable value is less than £28,001) with the highest increase in rates bill in 2020/21 when compared to 2019/20 which is due to the revaluation and where the ratepayer meets all the criteria detailed above relief

NOTE – For 2019/20 and 2020/21 should the increase in the bill due to the revaluation be less than £500.00 then the amount of relief will be the amount of the increase due to the revaluation

6. Where a qualifying ratepayer's 2020/21, 2019/20, 2018/19, 2017/18 or 2016/17 rates bill is reduced for any of the following reasons, the amount of their relief will be reduced or removed accordingly:

- 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

7. Relief for 2017/18 can only be awarded up until 30 September 2018, relief for 2018/19 relief can only be awarded up until 30 September 2019, relief for 2019/20 can only be awarded up until 30 September 2020, relief for 2020/21 relief can only be awarded up until 30 September 2021

8. Where a ratepayer qualifies for relief but even after award of relief is still experiencing severe short term difficulties due to the increase in rates then discretion may be used to award relief over and above that set out in the tables above. The ratepayer would have to demonstrate financial hardship and that the award of relief will help the long term sustainability of the company. The amount of relief would be restricted to the actual increase in rates bill resulting from the increase in rateable value as a result of the revaluation.

## **B. State Aid**

Relief will not be awarded 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) being granted for premises other than the one

to which the declaration and letter relates, under the De Minimus Regulations EC 1407/2013.