

17TH APRIL 2018

DISCRETIONARY RATE RELIEF

SUMMARY AND RECOMMENDATIONS:

SUMMARY

This report sets out a new application for Discretionary Rate Relief.

This report also sets out proposals to bring forward the date that charitable and not-for-profit organisations must reapply for discretionary rate relief to bring into line with the end of the current rating list, which was brought forward to 31 March 2021 (from 31 March 2022), in the Spring Statement 2018.

RECOMMENDATIONS

Cabinet are recommended to approve the award of 20% Top-up Discretionary Rate Relief until the end of the current Business Rates Valuation List, which at present is expected to end on 31 March 2021.

Cabinet are also asked to note and review the approach to undertake a review of Discretionary Rate Relief awarded to charitable organisations in line with the date of Governments national revaluation, which has been brought forward to 1 April 2021.

1. INTRODUCTION

1.1 The purpose of this report is to:

- Outline the background and financial implications of Discretionary Rate Relief.
- Consider a new application for Discretionary Rate Relief.
- Examine the overall budget position for cost impact of Discretionary Rate relief applications for 2018/19; and
- To bring forward the date charitable and not-for-profit organisations have to reapply for discretionary rate relief in line with the end of the current rating list, which has been brought forward to 31 March 2021.

2. BACKGROUND

2.1 Mandatory Relief is available at 80% of the rates payable, and to qualify an organisation must:

- Occupy a property or rating hereditament which is used wholly or mainly for charitable purposes, and
 - Be established for charitable purposes only, or
 - Be accredited as a community amateur sports club.
- 2.2 A local authority had discretion to grant “top up” relief of up to the additional 20% to charities that have received the 80% mandatory relief.
- 2.3 In addition, an authority can grant relief of up to 100% to other ratepayers.

3 NEW APPLICATION FOR RELIEF

- 3.1 Full details of the application is set out in Appendix 1.
- 3.2 The applicant is entitled to 80% Mandatory Relief and therefore the application is for the “top up” 20% Discretionary Relief.
- 3.2 The portfolio holder for Concessions and Community Support met with the Principal Revenues and Benefits Officer on 16th March 2017 in respect of the application.
- 3.3 During the meeting the Portfolio Holder examined the application in detail and has set out a recommendation for the level and period of support that could be provided for this organisation as outlined in paragraph 3.4 below.
- 3.4 **Limbcare Limited** – the suggested level of support is 20% top up relief until 31 March 2021, which is the end of the current rating list.

Limbcare Limited have been operating the business out of Kingsmead Car Park and have recently expanded their operations which include an office function at Westmead House.

The award of relief on Westmead House is consistent with the award of relief on Kingsmead Car Park.

4 FINANCIAL IMPLICATIONS – NEW APPLICATION FOR DISCRETIONARY RATE RELIEF

- 4.1 Since 1st April 2013, the Business Rates Retention Scheme has introduced a fundamentally new set of arrangements for dealing with the cost of rates. The cost to the Council of granting any relief is most reliably estimated at being 40% of the value of relief granted. Although the total cost is ultimately determined by a range of factors, such as the Council’s total rate receipts measured against its estimated threshold for growth, taking into account any payment levies or safety net contributions payable or receivable.
- 4.2 Appendix 2 shows those charitable organisations that qualify for 80% mandatory relief and which have been granted additional “top up”

discretionary relief. The organisations are grouped together under generic headings, and the period of grant.

4.3 Appendix 2 also sets out summary details of the non-charitable organisations that are currently in receipt of relief. The appendix includes the value and costs of relief and period of grant.

4.4 If Discretionary Relief were awarded, the financial effect on the Council would be £218.42.

5 FINANCIAL RISKS - NEW APPLICATION FOR DISCRETIONARY RATE RELIEF

5.1 If the suggested level of Discretionary Relief is awarded, the financial effect on the Council remains relatively low at £218.42 for the year 2017/18 and £224.841 for 2018/19.

6 CONCLUSIONS – NEW APPLICATION

6.1 The Portfolio Holder for Concessions and Community Support is supportive of the application from Limbicare Limited to the level in this report. This case was reviewed on its own merit and the decision made is within the criteria of the Discretionary Relief policy and is in line with other similar organisations.

REVIEW DATE FOR CURRENT ORGANISATIONS

6 VALUATION PROCESS

6.1 The Valuation Officer (VO) sets the rateable value of each property, broadly representing the annual rent the property could be let for on the open market.

6.2 The VO reviews the rateable value of all properties every five years, which is known as revaluation.

6.3 In the Spring Budget 2017, the Chancellor announced that revaluation will be carried out every three years from 1 April 2022.

6.4 In the Spring Budget 2018, the Chancellor announced that the end of the current rating list will end on 31 March 2021.

7 CURRENT RECIPIENTS OF RATE RELIEF

7.1 Appendix 2 lists all current charities and not for profit organisations who are currently in receipt of discretionary rate relief and the current expiry date of that relief.

- 7.2 For the most part, the listed charities and not for profit organisations have an expiry date for relief of 31 March 2022. This reflects the fact that Cabinet awarded relief to the end of the current rating list, which ended on 31 March 2012.
- 7.3 It was Cabinet's intention that discretionary rate relief to be awarded for the life of the rating list.
- 7.4 If it is agreed that the relief end date is brought forward to 31 March 2021, to coincide with the expected end of the current ratings list, the Council will write to all ratepayers accordingly and that they will be invited to reapply ready for 1 April 2021.

8. FINANCIAL RISKS - REVIEW DATE FOR CURRENT ORGANISATIONS

- 8.1 The annual financial impact on Rushmoor under the Business Rates Retention Scheme is £147,000. The decision to reduce the period these ratepayers are entitled to relief will not affect the Council's finances.

9 CONCLUSIONS - REVIEW DATE FOR CURRENT ORGANISATIONS

- 9.1 This exercise is a practical response to a change in Government legislation.
- 9.2 It was Members' intention that Discretionary Rate Relief to be awarded for the life of the 2017 rating list. As this has been brought forward it appears prudent to also bring forward the end date of discretionary rate relief for charitable and not-for-profit organisations.
- 9.3 Affected ratepayers can reapply for discretionary rate relief in time for the financial year 1 April 2021.

BACKGROUND DOCUMENTS:

1. Local Government Finance Act 1988, Section 47.
2. Spring Statement 2018.
3. Non-Domestic Rating (Discretionary Relief) Regulations 1989 (SI 989/1059).
4. Dept of the Environment Practice Note – Non-Domestic Rates, discretionary rate relief, issued 1989.
5. Full application case file in respect of the applicant.

CONTACT DETAILS:

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Application for Discretionary Rate Relief
Limbcare
Suite 3c - Third Floor Westmead House, Westmead, Farnborough, GU14 7LP
Billing No. 92092891



Limbcare offer advice and peer support to amputee/limb impaired individuals, communities, families and others impacted around them. They have access to a vast amount of experience and many volunteers are amputees. Membership is not required, and advice/information is given freely.

Limbcare offers mobility help for the disabled and elderly and have a Shopmobility centre in Farnborough.

On their website, they state the following:

Mission statement - Creating independence through, counselling, help, support, fitness, sport, dance and music. Offering education for all limb impaired individuals in the UK and Internationally. Limb impaired individuals means 'amputees or any limb deficient person through birth, illness, accident and wheel chair dependant'.

Aim - To bring awareness and understanding by giving presentations, organising events and educating professionals through lectures and seminars.

Website: www.limbcare.org

Limbcare currently occupy Suite 3c Westmead House, Westmead, Farnborough, GU17 7LP, and have a Shopmobility Centre in Kingsmead Multi-Storey Car Park, Farnborough where they store and hire out mobility scooters. They currently receive 80% Mandatory Relief and 20% Discretionary Relief on their premise in Kingsmead Multi-Storey.

As a registered charity, Limbicare are entitled to 80% mandatory relief and this application is for 20% Discretionary rate relief.

Limbicare have been liable for rates at this property since 17 March 2017, and the current yearly charge is £2,730.30. If 20% Discretionary rate relief were to be awarded, the financial effect on Rushmoor Borough Council would be as follows:-

Financial Year	Value of Relief	Cost to RBC
2017/18	£546.06	£218.42
2018/19	£562.02	£224.81

In their application, Limbicare advise the following:-

What are the main objects of the charity?

To give support, empathy and information to amputees and to limb impaired, throughout the UK.

Outline ways in which the local organisation is involved, at local, regional or national level, in developing its particular interests:

We run the Shopmobility unit in Farnborough, we run a user group at Frimley Park Hospital for amputees and the limb impaired. We go to visit people in hospital before and after amputation offering support and information.

What purpose does your organisation use the premises and facilities?

Main office and meeting area.

How would an award of relief to your organisation benefit the local community?

We run the Shopmobility unit in Farnborough, which is used by the local community, the relief will help us to maintain the hire vehicles and employ a member of staff to run the unit. We also run a user group at Frimley Park Hospital.

BACKGROUND DOCUMENTS:

1. Local government Finance Act 1988, Section 47
2. Non-domestic Rating (discretionary Relief) Regulations 1989 (SI 989/1059)
3. Dept. of the Environment Practice Note – Non-Domestic Rates, discretionary rate relief issued 1989
4. Full application case file in respect of the applicant.

Billing Number	Name	Address	Rateable Value	Yearly Rates	MR %	MR Value	DR%	DR Value	Cost of Award to RBC	Expiry Date
	Scouts/Guides									
9000743	6th Farnborough Scout Group	123 Cheyne Way, Farnborough	2,900	1,429.70	80	1,143.76	20	285.94	114.38	31/03/2022
9110756	3rd Farnborough Scout Group	Scout Hut, Sand Hill, Farnborough	5,700	2,810.10	80	2,248.08	20	562.02	224.81	31/03/2022
9000745	2nd Aldershot Scouts	Church Hil, Aldershot	5,400	2,662.20	80	2,129.76	20	532.44	212.98	31/03/2022
9001013	1st Aldershot Scouts	Eastern Road, Aldershot	4,650	2,292.45	80	1,833.96	20	458.49	183.40	31/03/2022
9001549	1st Cove Scouts	11 Fleet Road, Farnborough	4,650	2,292.45	80	1,833.96	20	458.49	183.40	31/03/2022
9001905	5th Farnborough Scouts	9 High Street, Farnborough	4,100	2,021.31	80	1,617.05	20	404.26	161.70	31/03/2022
9002718	14th Aldershot Scouts	72 North Lane, Aldershot	3,750	1,848.75	80	1,479.00	20	369.75	147.90	31/03/2022
9002994	8th Farnborough Air Scouts	Rectory Road Scout Hut, Priory Street, Farnborough	2,500	1,473.90	80	1,179.12	20	294.78	117.91	31/03/2022
9004421	4th Aldershot Scout Group	Western Road, Aldershot, GU11 3PL	3,550	1,750.15	80	1,400.12	20	350.03	140.01	31/03/2022
9003179	2nd Farnborough Scout Group	Curly Bridge Close	3,650	1,568.44	80	1,254.75	20	313.69	125.48	31/03/2022
				20,149.45		16,119.56		4,029.89	1,611.96	
	Charity Shops									
9110401	Phyllis Tuckwell Hospice	9 Union Street, Aldershot	10,500	5,176.50	80	4,141.20	15	776.48	310.59	31/03/2022
9207795	Phyllis Tuckwell Hospice	52 Kingsmead, Farnborough	15,500	4,620.98	80	3,696.78	15	693.15	277.26	31/03/2022
9207635	Parity for Disabled	92-94 Whetstone Road, Farnborough	3,300	1,563.89	80	1,251.11	20	312.78	125.11	31/03/2022
9201455	Parity for Disabled	69 Camp Road, Farnborough	9,900	4,880.70	80	3,904.56	15	732.11	292.84	31/03/2022
9202688	British Heart Foundation	107 Victoria Road, Aldershot	66,000	35,496.00	80	28,396.80	15	5,324.40	2,129.76	31/03/2022
9204789	British Heart Foundation	30 Union Street, Aldershot	16,750	8,257.75	80	6,606.20	15	1,238.66	495.47	31/03/2022
9200446	British Heart Foundation	96b Queensmead, Farnborough	29,000	14,297.00	80	11,437.60	15	2,144.55	857.82	31/03/2022
				74,292.82		59,434.26		11,222.12	4,488.85	
	Local Charities									
9000007	Farnborough Cove War Memorial	Albert Road, Farnborough	15,750	7,764.75	80	6,211.80	20	1,552.95	621.18	31/03/2018
9209976	The Source Young Peoples Charity	Suite 3, Wesley Chambers, Queens Road, Aldershot	17,750	8,750.75	80	7,000.60	20	1,750.15	700.06	31/03/2022
9209977	The Source Young Peoples Charity	Car Park Spaces 8,10 and 12, Wesley Chambers, Queens Road, A	600	295.80	80	236.64	20	59.16	23.66	31/03/2022
9206468	Farnborough Community Centre	Elles Hall, Meudon Avenue, Farnborough	27,500	13,557.50	80	10,846.00	20	2,711.50	1,084.60	31/03/2022
9000006	Bevan Lodge Community Pre-School	Ground Floor, 67 Albert Road, Farnborough	4,450	2,193.85	80	1,755.08	20	438.77	175.51	31/03/2018
9206536	The Gurkha Welfare Trust	First Floor East, 35-39 High Street, Aldershot	7,100	3,249.07	80	2,599.26	20	649.81	259.93	31/03/2022
9000981	Rowhill Nature Reserve	95 Cranmore Lane, Aldershot	1,575	776.48	80	621.18	20	155.30	62.12	31/03/2022
9206467	Rushmoor Voluntary Services	Community Centre, Farnborough	12,750	6,285.75	80	5,028.60	20	1,257.15	502.86	31/03/2022
9205534	Soldiers and Airmens Scripture Readers Association	Havelock House, Barrack Road, Aldershot	2,375	1,417.10	80	1,133.68	20	283.42	113.37	31/03/2022
9110359	Rushmoor Gymnastics Academy	Pool Road, Aldershot	11,500	5,669.50	80	4,535.60	20	1,133.90	453.56	31/03/2022
9111133	Farnborough Christian Outreach (The Triangle)	64 Kingsmead, Farnborough	13,500	4,021.02	80	3,216.82	20	804.20	321.68	31/03/2022
9205672	Step by Step Partnership Ltd	36 Crimea Road, Aldershot	70,500	34,756.50	80	27,805.20	20	6,951.30	2,780.52	31/03/2022
9208665	Parkside (Fab Cafe)	Farnborough Library, Pinehurst Avenue	9,300	4,584.90	80	3,667.92	20	916.98	366.79	31/03/2022
9205023	Rushmoor Healthy Living	Suite 17 Second Floor The Meads Business Centre, Kingsmead, F	4,250	2,095.25	80	1,676.20	20	419.05	167.62	31/03/2022
9206386	The Vine Drop in Centre	The Institute, 33 Station Road, Aldershot	7,900	3,894.70	80	3,115.76	20	778.94	311.58	31/03/2022
9111721	Farnborough Air Sciences Trust	85 Farnborough Road, Farnborough	55,000	27,115.00	80	21,692.00	20	5,423.00	2,169.20	31/03/2022
9208682	The Well of Life	Ground Floor Rear, 57 Lynchford Road, Farnborough	4,750	2,341.75	80	1,873.40	20	468.35	187.34	31/03/2022
9208962	Limbcare Ltd	Kingsmead Car Park	6,900	3,401.70	80	2,721.36	20	680.34	272.14	31/03/2022
9209059	Aldershot Town And District Football In The Community Trust	Unit 3, 48 Camp Road, Farnborough	2,550	1,257.15	80	1,005.72	20	251.43	100.57	31/03/2022
9206535	Relate	35-39 High Street, Aldershot	8,000	3,662.54	80	2,930.03	20	732.51	293.00	31/03/2022
9210123	The Lisa May Foundation	Office 8, Third Floor Abbey House, 282 Farnborough Road, Farnb	1,300	640.90	80	512.72	20	128.18	51.27	31/03/2022
				137,731.96		110,185.57		27,546.39	11,018.56	
	Large Charitable Organisations with Specific Local Focus									
9204865	Breakthrough Deaf-Hearing Integration	Part Second Floor, 35-39 High Street, Aldershot	2,350	920.19	80	736.15	10	92.02	36.81	31/03/2022
9002985	Farnborough CAB	Citizens Advice Bureau, Meudon Avenue, Farnborough	18,500	9,120.50	80	7,296.40	20	1,824.10	729.64	31/03/2022
9204526	Aldershot CAB	Ground Floor, 35-39 High Street, Aldershot	23,500	9,547.71	80	7,638.17	20	1,909.54	763.82	31/03/2022
9204863	Aldershot CAB	Citizens Advice Bureau Part Second Floor, 35-39 High Street	9,400	4,254.70	80	3,403.76	20	850.94	340.38	31/03/2022
9007274	First Wessex	232 North Lane, Aldershot	11,000	5,423.00	80	4,338.40	10	542.30	216.92	31/03/2022
9203788	Royal Aeronautical Society	The Secret Factory Grd Flr Q134 The Hub, Fowler Avenue, Farnb	17,500	8,119.43	80	6,495.54	10	811.94	324.78	31/03/2022
9202889	Royal Aeronautical Society	East Wing Ground Floor The Hub Q134, Fowler Avenue, Farnbor	37,000	18,241.00	80	14,592.80	10	1,824.10	729.64	31/03/2022
9207735	Tamba - Twins & Multiple Birth Assoc	Second Floor Manor House, Church Hill, Aldershot	16,500	7,532.47	80	6,025.98	10	753.25	301.30	31/03/2022
9202477	Active Nation Uk Limited	Alpine Ski Centre, Galwey Road, Aldershot	39,000	19,227.00	80	15,381.60	15	2,884.05	1,153.62	31/03/2022
9001328	Samaritans of Farnborough & District	182A Farnborough Road, Farnborough	12,000	5,916.00	80	4,732.80	15	887.40	354.96	31/03/2022
9209776	Andover Mind	121-123 Victoria Road, Aldershot	15,500	7,641.50	80	6,113.20	10	764.15	305.66	31/03/2022
				95,943.50		76,754.80		13,143.79	5,257.52	
	Community Amateur Sports Clubs									
9001491	Cove Bowling Club	53 Horn Road, Farnborough	6,800	3,352.40	80	2,681.92	20	670.48	268.19	31/03/2022
9000246	Cove Cricket Club	Grasmere Road, Farnborough	4,750	2,341.75	80	1,873.40	20	468.35	187.34	31/03/2022
9207269	Farnborough Gate Bowling Club	Ringwood Road, Farnborough	5,900	2,908.70	80	2,326.96	20	581.74	232.70	31/03/2022
9205885	Aldershot And Fleet Rugby Union Football Club Limited	Guildford Road, Aldershot	11,250	5,546.25	80	4,437.00	20	1,109.25	443.70	31/03/2022
9001837	Aldershot Cricket Club	Guildford Road, Aldershot	11,000	5,423.00	80	4,338.40	20	1,084.60	433.84	31/03/2022
9003521	Farnborough Rugby Football Club	Tilebarn Close, Farnborough	12,500	6,162.50	80	4,930.00	20	1,232.50	493.00	31/03/2022
				25,734.60		20,587.68		5,146.92	2,058.77	
	Sports and Non-Profit Organisations									
9001252	Aldershot Underwood Bowling	Eggars Hill, Aldershot	4,600	2,208.00	-	-	0	-	-	*100% SBRE
9203837	Rushmoor Community Football Club	The Pavilion, Grasmere Road, Farnborough	13,500	6,480.00	-	-	50	3,240.00	1,296.00	31/03/2022
9203884	Southwood Management Organisation Ltd	Kennels Lane, Farnborough	6,800	3,264.00	-	-	0	-	-	*100% SBRE
9003522	Farnborough Lawn Tennis Club	Tile-Barn Close, Farnborough	9,000	4,320.00	-	-	0	-	-	*100% SBRE
9004371	Enterprise First (Southern) Ltd	11 Wellington Street, Aldershot	11,250	5,400.00	-	-	0	-	-	*100% SBRE
9001895	Aldershot Dolphins Club	103 Hawley Lane	465	223.20	-	-	0	-	-	*100% SBRE
9004435	Aldershot Traction Co. Athletic Club	The Traction Club, Weybourne Road, Aldershot	10,750	5,160.00	-	-	0	-	-	*100% SBRE

