

Business rates explanatory notes 2024-25

Non-domestic rates

Non-domestic rates, or business rates, collected by local authorities are the way that those who occupy non-domestic property contribute towards the cost of local services. Under the business rates retention arrangements introduced from 1st April 2013, authorities keep a proportion of the business rates paid locally.

The money, together with revenue from council taxpayers, locally generated income, and grants from central government, is used to pay for the services provided by local authorities in your area.

Further information about the business rates system, may be obtained at: www.gov.uk/introduction-to-business-rates and at www.easthants.gov.uk/business-rates

Business rates instalments

Payment of business rates bills is automatically set on a 10 monthly cycle. However, the Government has put in place regulations that allow ratepayers to require their local authority to enable payments to be made through 12 monthly instalments.

If you wish to take up this offer, you should contact the revenues team on 01730 234400 or email revenues@easthants.gov.uk as soon as possible.

National non-domestic rating multiplier

The local authority works out the business rates bill for a property by multiplying the rateable value of the property by the appropriate non-domestic multiplier.

There are two multipliers: the standard non-domestic rating multiplier and the small business non-domestic rating multiplier. The Government sets the multipliers for each financial year, except in the City of London where special arrangements apply.

Ratepayers who occupy a property with a rateable value which does not exceed £50,999 will have their bills calculated using the lower small business non-domestic rating multiplier, rather than the standard non-domestic rating multiplier.

Both multipliers for a financial year are based on the previous year's multiplier adjusted to reflect the consumer price index (CPI) inflation figure for the September prior to the billing year. The current multipliers are shown on the front of your bill.

Rateable value

Apart from properties that are exempt from business rates, each non-domestic property has a rateable value which is set by the Valuation Office Agency (VOA), an agency of His Majesty's Revenue and Customs. They compile and maintain a full list of all rateable values, available at www.gov.uk/voa.

The rateable value of your property is shown on the front of your bill. This broadly represents the yearly rent the property could have been let for on the open market on a particular date specified in legislation. For the current rating list, this date was set as 1st April 2021.

The VOA may alter the valuation if circumstances change. The ratepayer (and certain others who have an interest in the property) can also check and challenge the valuation shown in the list if they believe it is wrong.

Further information about the grounds on which challenges may be made and the process for doing so can be found on the VOA website: www.gov.uk/guidance/how-to-check-your-rateable-value-is-correct.

Revaluations

All non-domestic property rateable values are reassessed at revaluations. The most recent revaluation took effect from 1st April 2023.

Revaluations ensure that business rates bills are up-to-date and more accurately reflect current rental values and relative changes in rents. Frequent revaluations ensure the system continues to be responsive to changing economic conditions.

Business rate reliefs

Depending on individual circumstances, a ratepayer may be eligible for a rate relief (i.e. a reduction in their business rates bill).

There are a range of available reliefs.

Further details can be found on www.gov.uk/introduction-to-business-rates, and www.easthants.gov.uk/businesses/business-rates/business-rates-relief

The East Hampshire District Council business support webpage also provides details on the latest availability of business rates reliefs and advice on whether you may qualify www.easthants.gov.uk/business-support

Temporary reliefs

Some of the permanent reliefs are set out below but other temporary reliefs may be introduced by the Government at a fiscal event.

Further details on current temporary reliefs are available at www.gov.uk/apply-for-business-rate-relief.

You should contact East Hampshire District Council for details on the latest availability of business rates reliefs and advice on whether you may qualify.

Small business rates relief

If a ratepayer's sole or main property has a rateable value which does not exceed a set threshold, the ratepayer may receive a percentage reduction in their rates bill for the property of up to a maximum of 100%.

The level of reduction will depend on the rateable value of the property - for example, eligible properties with a rateable value below a specified lower threshold will receive 100% relief while eligible properties above the lower threshold and below a specified upper threshold may receive partial relief.

The relevant thresholds for relief are set out in regulations and can be obtained from your local authority or at www.gov.uk/introduction-to-business-rates

Generally, this percentage reduction (relief) is only available to ratepayers who occupy either—

(a) one property, or

(b) one main property and other additional properties in England providing those additional properties each have a rateable value which does not exceed the limit set in regulations.

The aggregate rateable value of all the properties mentioned in (b), must also not exceed an amount set in regulations.

For those businesses that take on an additional property which would normally have meant the loss of small business rate relief, they will be allowed to keep that relief for a fixed additional period.

Full details on the relevant limits in relation to second properties and the current period for which a ratepayer may continue to receive relief after taking on an additional property can be obtained from the revenues team or at www.gov.uk/introduction-to-businessrates

Certain changes in circumstances will need to be notified to the local authority by the ratepayer who is in receipt of relief (other changes will be picked up by East Hampshire District Council).

The changes which should be notified are—

(a) the property falling vacant,

(b) the ratepayer taking up occupation of an additional property, or

(c) an increase in the rateable value of a property occupied by the ratepayer in an area other than the area of the local authority which granted the relief.

Please email revenues@easthants.gov.uk if there have been any changes affecting your entitlement to small business rate relief.

Retail relief 2024-25

At the Autumn statement on 17 November 2022 the Chancellor announced the introduction of a new business rates relief scheme for retail, hospitality, and leisure.

This will support the businesses that make our high streets and town centres a success and help them to evolve and adapt to changing consumer demands.

The 2024-25 retail, hospitality and leisure business rates reliefs scheme will provide eligible, occupied, retail, hospitality, and leisure properties with 75% relief, up to a cash cap limit of £110,000 per business.

Full details can be obtained from the revenues team and business rates webpages.

Supporting small business relief 2024-25

At the 2022 Autumn Statement the Chancellor announced that the 2023 supporting small business (SSB) scheme will cap bill increases at £600 per year for any business losing eligibility for some or all small business rate relief or rural rate relief at the 2023 revaluation.

For 2024-25, (the second year of the supporting small business (SSB) scheme) bill increases are capped at £1,200 under this scheme.

SSB was first introduced at the 2017 revaluation to support ratepayers facing bill increases greater than the transitional relief caps due to loss of small business rate relief or rural rate relief.

Charity and community amateur sports club relief

Charities and registered community amateur sports clubs are entitled to 80% relief where the property is occupied by the charity or the club and is wholly or mainly used for the charitable purposes of the charity (or of that and other charities), or for the purposes of the club (or of that and other clubs).

East Hampshire District Council has discretion to give a further 10% relief on the remaining bill.

Full details can be obtained from the revenues team and business rates webpages.

Rate relief for businesses in rural areas

Certain types of properties in a rural settlement with a population below 3,000 may be entitled to a discount.

The property must be the only general store, the only post office or a food shop and have a rateable value of less than £8,500, or the only public house or the only petrol station and have a rateable value of less than £12,500. The property must be occupied.

Full details can be obtained from the revenues team and business rates webpages.

Transitional rate relief

At a revaluation, some ratepayers will see reductions or no change in their bill whereas some ratepayers will see increases. Transitional relief schemes are introduced at each revaluation to help those facing increases. Transitional relief is applied automatically to bills.

Further information about transitional arrangements may be obtained from the revenues team or the website www.gov.uk/introduction-to-business-rates.

Local discounts and hardship relief

Local authorities have a general power to grant discretionary local discounts and to give hardship relief in specific circumstances.

Full details can be obtained from the revenues team and business rates webpages.

Unoccupied property rating

Business rates are generally payable in respect of unoccupied non-domestic property. However, they are generally not payable for the first three months that a property is empty.

This is extended to six months in the case of certain industrial premises, whilst certain other properties such as vacant listed buildings are not liable for business rates until they are reoccupied.

Full details on exemptions can be obtained from the revenues team or from gov.uk at <https://www.gov.uk/applyfor-business-rate-relief>

Subsidy control

The new UK subsidy control regime commenced from 4 January 2023.

The new regime enables public authorities, including devolved administrations and local authorities, to deliver subsidies that are tailored for local needs. Public authorities giving subsidies must comply with the UK's international subsidy control commitments.

The subsidy control legislation provides the framework for a new, UK-wide subsidy control regime. Further information about subsidy control can be found on the gov.uk website at: <https://www.gov.uk/government/collections/subsidy-control-regime>

Rating advisers

Ratepayers do not have to be represented in discussions about the rateable value of their property or their rates bill.

However, ratepayers who do wish to be represented should be aware that members of the Royal Institution of Chartered Surveyors (RICS - website www.rics.org) and the Institute of Revenues, Rating and Valuation (IRRV - website www.irrv.org.uk) are qualified and are regulated by rules of professional conduct designed to protect the public from misconduct.

Before you employ a rating adviser or company you should check that they have the necessary knowledge and expertise, as well as appropriate indemnity insurance.

Take great care and, if necessary, seek further advice before entering any contract.

Information supplied with demand notices

Information relating to the relevant and previous financial years regarding the gross expenditure of the local authority is available at www.easthants.gov.uk/inserts.

A hard copy is available on request by emailing revenues@easthants.gov.uk

Large print version available on request, please telephone 01730 234400.