

SMALL BUSINESS RATES RELIEF

May 2020

As a result of Covid 19 the government have brought in business grants, many of which are based on the rateable values, and for many the importance of claiming Small Business Rates Relief has never been more significant. We have published, and will continue to update, a briefing paper entitled BUSINESS GRANTS, which can be found at [http://www.centre-p.co.uk/Business Grants.pdf](http://www.centre-p.co.uk/Business_Grants.pdf). For those who do not have a rateable value, maybe because they share accommodation, a scheme has been brought in allowing them to claim some grants.

Details are available on our BUSINESS GRANT flyer.

The first scheme brought in made it clear that in order to claim £10,000 you needed to be in occupation on the 11th March 2020 and be claiming Small Business Rates Relief, and this still remains the case, although councils are able to update and correct their records in order to allow businesses in occupation to make a claim.

Details of the basic 2020/2021 Small Business Rates Relief scheme can be viewed at [http://www.centre-p.co.uk/Small Business Rates Relief 2020 2021.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2020_2021.pdf)

We do anticipate updating the calculations on our main report in the near future, but the general principles are set out in our Autumn 2019 publication below remain correct.

SMALL BUSINESS RATES RELIEF

For basic details of the 2019 / 2020 Small Business Rates Relief Scheme please click
<http://www.centre-p.co.uk/Small%20Business%20Rates%20Relief%202019%202020%20BANKIER%20SLOAN.pdf>

Autumn 2019

Welcome to our Eighth report on Small Business Rates Relief. First published in 2012 the information we have provided over the years has benefitted, to our knowledge not only hundreds of small companies and individuals, but also trade organisations and local councils, as well as many MPs who have all turned to our annual report as reference.

For local authorities we offer information *free to up-load* to their own web-sites, written as if written by them, which we hope will benefit local companies and individuals across the country. We have included later in this report a page illustrating the every growing number of councils who have our Small Business Rates Relief (SBRR) tables uploaded on their own web-sites. We hope that this will give reassurance to those reading this report that we do have credibility in the field.

For trade and professional organisations our main assistance has been to write papers and give presentations on this issue, and show their membership the considerable savings available to smaller businesses. We have included later in this report a page with many web-links to just some of these articles. We provide impartial, independent *and hopefully* accurate advice. We are always pleased to hear from councils or companies who believe we can improve the information we publish. We will always correct errors. It has happened but just three times in seven years. All details are based on information provided to us by local and central government, The Valuation Office, The Department of Housing, Communities and Local Government and by our clients. If you are reading this and you believe *anything* we have written is incorrect we ask you to notify us by e-mail via reception@centre-p.co.uk. All correspondence will be acknowledged. Our aim is always to provide clear and accurate information.

After 1st April 2017 businesses occupying only one property with a rateable value below £12,000 (twelve thousand pounds) should be paying NO rates. The Chancellor announced in the 2016 Budget that the threshold for paying no rates, would increase from £6,000 to £12,000 in April 2017. This policy has now been implemented.

The 2017 Valuation List illustrates the vast number of additional companies that have been able to benefit from the improved scheme, post April 2017. ***If you were not receiving Small Business Rates Relief prior to 1st April 2017 and you believe you are now eligible please note the relief will not be given automatically, you will need to make a claim to your local authority;*** the process is very simple and involves no disclosure of accounts; this is a scheme which costs neither local authorities or central government anything. It is an excellent scheme aimed at benefitting smaller businesses. It is still possible for small businesses to reclaim business rates back to April 2012 if they have not already claimed. There is currently no deadline for claiming back to 1st April 2012.

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SMALL BUSINESS RATES RELIEF

August 2019

In 2017 the national press and much of the local press around England ran stories about individuals and companies who were going to suffer financially under the 2017 revaluation. We accepted that some might see limited increases, but the vast majority, away from the South East, have benefitted, many seeing their rates payable fall a little, but many more saw their rates fall significantly between 2016 and 2017. We hope this new report, our eighth in 6 years on this issue, will explain the system now operating. We provide this advice FREE and we encourage you to FORWARD this link / report to others who you think may be interested. Your local council wants to give you any relief available, because as will be shown the cost does not fall on either local or national government.

Section 1 is a brief introduction as to how Small Business Rates Relief works and the advice that should be given to companies that may benefit. Included is a page giving examples of how SBRR works.

Section 2 is a QUESTION and ANSWER section which we hope covers all basic issues.

We believe the following should be interested in this report

- Government Ministers responsible for promoting business, and all MP's : Local authorities, including Chief Executives and Senior Officers responsible for Business Rates. : Companies throughout the UK particularly those with rateable values below £15,000.
- Professional advisors, including Chartered Surveyors who give advice on rating matters.
- Journalists in the National Press who write on business matters.
- Journalists who write for local papers on business issues throughout England
- Business organisations, including the CBI, the Federation of Small Businesses and The British Chamber of Commerce.
- Professional bodies who represent members who may be occupying small business properties.
- Landlords and Managing Agents.

If you have received this report and you believe it may be of interest to others, including colleagues, friends or local businesses across England please feel free to “forward”. Please feel free to distribute via Social Media, e-mail, upload onto your web-site, or create a link to our web site where it can be found at

http://www.centre-p.co.uk/Small_Business_Rates_Relief_2.pdf

PRESS NOTE: Further information or enquiries should initially be sent to reception@centre-p.co.uk or you are welcome to contact the main office of BANKIER SLOAN Chartered Surveyors on 01295 688384.

SECTION 1

SMALL BUSINESS RATES RELIEF

A brief explanation of how the scheme works and advice to small businesses

This scheme was first introduced in April 2005, updated in 2008, further revised in April 2010 and updated by the last coalition government in October 2010 with the aim of further assisting small businesses. The scheme, known as SMALL BUSINESS RATES RELIEF (SBRR) was then considerably improved in APRIL 2017. In the Autumn statement of 2015, followed by the 2016 budget the government confirmed not only that this scheme would become “permanent” (having been a temporary scheme for the previous 6 years), but it would be expanded to assist considerable more smaller companies from 1st April 2017.

Businesses occupying only one property with a rateable value below £12,000 should be paying NO rates. Businesses occupying a single property with a Rateable Value between £12,000 and £15,000 also see considerable reductions in their rates payable. The level of relief given to these businesses is on a tapered basis, the lower the rateable value the greater the percentage relief. The relief reduces by 1.666% for every £50 increase in the rateable value above £12,000. Please see: <http://www.centrep.co.uk/Small%20Business%20Rates%20Relief%202019%202020%20BANKIER%20SLOAN.pdf>

Very substantial savings are on offer for almost all small businesses and councils MUST grant such relief to qualifying companies. The new scheme has only operated since 1st April 2017.

Companies who had Rateable Values below £12,000 under the 2010 Valuation List are still allowed to reclaim rates relief as far back as 1st April 2012 if they qualify. Claims for relief after April 2012 do not need to be made on a standard form, these can be made by e-mail, letter or by telephone.

Since 1st April 2017 occupiers of premises who had not already been claiming relief, with a rateable value under £15,000, are required to make a claim to their council if they wish to receive a refund; ***it is still not given automatically.***

This is a mandatory relief scheme and local councils ***must*** refund all money to qualifying companies if requested. The scheme is self-funding; it does not cost local councils. All refunds are recovered from central government who receive, in advance, the total cost of the scheme, including administration costs, each year by way of a supplement on the rates paid by larger companies. If this money is not claimed by small businesses, central government will make a profit on this scheme; and have done so we *believe* in every financial year since 2010.

Between April 2012 and 31st March 2017 local councils were obliged to send out Rates Demands to companies whose rateable values were between £12,000 and £18,000 using the Small Business Rates Multiplier.

Since April 1st 2017 if your property has a rateable value under £51,000 (fifty one thousand pounds), your rates bill will show that your account has been prepared using the Small Business Rates Multiplier, (49.1p in the £ this financial year, 2019 / 2020) . If this is your only commercial property with a rateable value under £15,000 (fifteen thousand pound) and your bill shows no further discounts / relief, usually on the line below, this will almost inevitably mean your bill has NOT been prepared taking account of the Small Business Rates Relief Scheme explained above, or any other relief scheme that may be available. We appreciate it may appear confusing!

To receive Small Business Rates Relief you do need to make a claim to your council.

If you have two properties (or more) you are able to claim relief on the larger property providing the second property has a RV below £2,900; if you have multiple premises the total RV cannot exceed £19,999.

If you have taken on a second property to expand your business and your RV's now exceed £20,000 you are still able to claim on the original property for a 12 month period.

In conclusion if you have never claimed relief, our advice is to e-mail / write to the Non-Domestic Rates Department at your council stating that you are claiming Small Business Rates Relief going back to April 2012 and / or you wish to claim relief for the first time because your single business property now has a RV of less than £15,000 (fifteen thousand pounds). If you are due a refund most councils will refund directly into your bank within 30 days of you submitting your claim. Please note the threshold for claiming 100 % relief increased from £6,000 to £12,000 on 1st April 2017, if you are seeking to claim relief prior to April 2017 we suggest you contact ourselves or your local council, or both!

N.B You do not need to employ professional advisers / “rating advisers” / “rating experts” to help you, but if you are concerned then we would recommend you speak to the Non-domestic rating department (Business Rates department) at your council. Local council officers are able to give FREE advice and will assist you. They want you to claim the relief.

If you wish a second opinion, or clarification of an issue, we really will help you at no cost* as we are determined to try and assist as many small businesses as possible to recover / claim the money due to them under this scheme.

- A Token for one of the High Street fashion shops or an Amazon Voucher has become a very common Thank You gift , much appreciated by my assistant ! If you are a professional adviser acting on behalf of clients seeking our assistance, or you wish us to act on your behalf or your client's behalf we will happily do so. Our standard fee is usually be £400 + vat, payable upon receipt of any refund.*

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EXAMPLES OF SMALL BUSINESS RATES RELIEF

EXAMPLE 1

If a company has occupied just one property in England with a **rateable value of £6,000** and has not yet claimed any Small Business Rates Relief, the following shows the refund due. Since the 1st April 2012 the following rates *will have* been paid

x 0.45 = £2,700 (2012 /13)

x 0.462 = £2,772 (2013 /14)

x 0.471 = £2,826 (2014 /15)

x 0.48 = £2,880 (2015 /16)

x 0.484 = £ 2,904 (2016 /17)

x 0.46.6 = £2,796 (2017 /18)

x 0.48 = £2,889 (2018 /19)

Total amount paid £19,767.00

The total refund due, if you are eligible to claim, will be £14,082 plus whatever has already been paid since 1st April 2019.

EXAMPLE 2

If a company occupies just one property in England, with a **rateable value of £9,000** and has not yet claimed any Small Business Rates Relief, the following shows the refund due. Since the 1st April 2012 the following rates *will have* been paid

x 0.45 = £4,050 (2012/13)

x 0.462 = £4,158 (2013/14)

x 0.471 = £4,239 (2014/15)

x 0.48 = £4,320 (2015/16)

x 0.484 = £4,356 (2016/17)

x 0.466 = £4,194 (2017/ 18)

x 0.48 = £4,320 (2018/19)

Total amount paid £29,637

The refund due will be £10,561.50 (50% of the £21,123 paid up to 1st April 2017)) plus 100% of what has been paid in the last two financial years (£8,514) plus whatever been paid so far this financial year.

SECTION 2 : Questions & Answers

I rent a garage workshop, and operate a vehicle repair business do I qualify? Assuming this is your only business property then qualification is totally dependent on the rateable value of your property, not on the use. If your rateable value is now £12,000 or less you should be getting 100% relief and therefore paying no rates. Prior to 1st April 2017, the threshold for 100% relief was only £6,000 and there was tapered relief up to £12,000 RV.

I have been in this building since 2008, is there any chance I can recover rates I have already paid? Yes, some ! You can still claim small business rates relief going back to April 2012. If you qualify / qualified for relief your council will refund you.

My neighbour has a workshop and he tells me his rateable value is £13,400. Will he be able to claim any relief? Yes. For premises now with rateable values between £12,000 and £15,000 there is a sliding scale of relief. The relief on offer reduces by 1.666% for every £50 increase in your rateable value above £12,000.

See <http://www.centre-p.co.uk/Small%20Business%20Rates%20Relief%202019%202020%20BANKIER%20SLOAN.pdf>. Please remember you may still be able to claim relief under the 2010 Valuation List, but only back to 1st April 2012, and this had tapered relief for single property businesses with rateable values between £6,000 and £12,000.

Is relief only available on workshop premises? No. The relief can be claimed by any occupier of a business property, including office users such as solicitors and accountants, as well as all retail premises. Many “holiday-lets” and guest houses have rateable values well below the £15,000 R.V threshold and owners are able to claim, like any other business. Note: many holiday-let owners did not claim prior to April 2017 under the previous scheme; they may do so like all others back to April 2012. Since April 2019 There is now a Retail Rates Relief Scheme, available in ADDITIONAL to small businesses. Please seek assistance if you operate a retail property with a RV below £15,000. To claim RETAIL RATES RELIEF you do not need to be operating from just one property. The new Retail rates relief, brought in from 1st April 2019, should take 33.33% off the net Rates Demand on your council bill , having taken account of other reliefs where the RV of the retail unit is under £51,000 (fifty one thousand pounds)

My council's web site implies this relief stopped at the end of March 2016. Are they correct? No. Small business rates relief was unchanged from October 2010 until the end of March 2017, it has now been updated / improved as from 1st April 2017 and has been made permanent. A handful of council's web sites may still imply it stopped in 2016/ 2017, although we think central government have now encouraged all council to promote the correct scheme , although just to add confusion (in our mind) many council still promote the old scheme more prominently than the new improved scheme. This happens when councils have not bothered to re-write the information on their web-sites relating to SBRR but have simply added a further paragraph after any existing text; we strongly recommend you always read to the bitter end!

I have only recently become aware of small business rates relief, and never applied for relief on my former offices which I vacated in 2016. Can I make a retrospective claim? Yes. Write to your local council explain your situation, prove to them that you were the rate-payer at the time in question, and they should refund you in the same way as if you were still in occupation, but only back to 1st April 2012.

My local council, like all councils, is very short of money and are cutting important services. If I seek a refund will this affect the services available to local residents? No. This scheme is “self-funding”. Each year the government has worked out what the cost of the scheme will be to all local authorities in the year *ahead* if 100% of eligible businesses were to claim relief. They then add the cost of administering such refunds, and spread the TOTAL cost across all businesses that have rateable values of over £51,000 (£18,000 up to 1st April 2017). This means neither the central government nor local councils loose financially. In December 2013, we were notified by a government minister that 90% of eligible companies had claimed. If this was a correct figure (we believed at the time the figure was closer to 70%) then central government *made*, we estimate, £105m on the scheme that year.

My councils continue to indicate on their web sites that this scheme ended in April 2016. Are they correct? No.

In our September 2015 Report we wrote in answer to a similar question:

“Local councils can only promote a scheme such as this in accordance with existing statute. In our opinion this scheme will “run-and-run” because it is impossible for councils to be out of pocket, and it gives the Chancellor of the Exchequer each December, in the Autumn Statement, the opportunity to announce the continuation of the scheme. The government can therefore be seen to be supportive of small businesses, knowing full well that this costs the Treasury nothing. Inevitably it is going to make central government millions of pounds each year. This is a very clever scheme. The way it is set-up makes it impossible for either central government, or local authorities to incur any financial losses as a result of implementing the scheme. In our opinion central government will continue to make money, and it will therefore continue beyond April 2016”.

We were to be proved correct, this scheme has now been made permanent and has been improved greatly since 1st April 2017

We have three different premises in the business all have rateable values of less than £1 5,000, can I claim relief? NO, unless they are owned / leased in three different names. If you can prove to a local council that each property is held in a different name we believe you can claim on all three premises. Estate agencies, solicitor’s practices and national accountants for example, will often have different directors / partners being responsible for their own offices, and may operate different limited companies for each location, even though the sign over the door in each location is identical. Franchise business are probably the commonest example, each franchise holder will be able to claim if they operate from just one property. If the same person operate from more than one property but as a different limited company in each town , they can also claim.

Do I need to complete a form to receive my refund? NO. Since 2012 local councils have not been in a position to insist on a form being completed, it is possible to make a claim by email or by phone. Some councils still provide a form and companies may well find it easier and quicker to complete and return this document. Many councils are still providing forms with out-dated information in the NOTES (pre-April 2017 information) so please don’t be put-off if the information on the form doesn’t match the details in this report or on your council’s web pages . In many cases councils have simply forgotten to up-date the information on the attached link !

Over the last few months I have been approached by companies seeking to act for me in recovering rates relief. I am very busy and don’t have time to do this myself. Please advice. We always recommend a ‘phone call / e-mail to your council initially. Council Officers will give you FREE advice, which combined with the information in this report should allow you to make your own claim. Such companies will often seek a fee of between 25% and 40% of the reduction in the rateable value or any refund, which may be many thousands of pounds, sometimes just for making a telephone call. They may even charge you a percentage of “potential savings” in future years. We have seen one standard contract stating the company will take a percentage of such savings not only for the 2010 Valuation List, and the 2017 List but also the anticipated 2022 list. So to answer the question speak to your council, and sign nothing. Talk to officers in the Business Rates Department at your local council. Due to Transitional Relief, the fact that your rateable value reduces may not mean a reduction in your rates payable this year or next year, but you still may be asked to pay a fee by any company you employ to act for you. BE warned ; be careful.

How will I get my money back? Money will be refunded, usually within 30 days of your claim being submitted, directly into the bank account from which you are paying your rates. Some local councils refund money within 10 days.

My property is currently EMPTY, can I claim Small Business Rates Relief? NO. Our suggestion is that your premises should *not* remain empty, except for the period of time in which your council will give you 100% Empty Rates Relief. You are not required to occupy a high percentage of space to show the property is occupied. The courts determined some years ago that a warehouse operator was “occupying” a property, whilst only occupying 2% (two percent) of the premises. You may however need to show that occupation is “beneficial” to your company.

I have two properties. Can I claim relief? In order to claim relief the smaller property will need to have a rateable value of less than £2,900. This figure was £2,600 prior to April 2017. We would advise you to check that both properties are operated in the same name. If one is in a personal name and one is in a limited company's name you may be able to claim on both premises providing they both have rateable values below £15,000.

What is Retail Rates Relief? Retail rates relief was first brought in by central government in 2014, but lasted just two financial years, it was then abandoned but a new RETAIL RATES RELIEF SCHEME has operated since April 2019. The available relief for both the 2019 / 2020 and 2020 / 2021 financial years is a 33.3% discount off the NET rates bill after taking account of any other discounts available to the occupier. Please e-mail if you need detailed guidance. You can therefore for example claim Small business Rates relief and then receive Retail Rates relief.

I operate a pub and my new rates demand does not show the £1,000 relief that I was receiving prior to April 2019 . How do I claim? Pub Relief is no longer operating, however pubs , with RV's under £51,000, can claim RETAIL RATES RELIEF as above.

What is Transitional Relief ? This restricts the increase in rates payable in each year since April 2017. See more detail later in this report.

My council is not accepting my claim for Small Business Rates Relief. What do I do? This is a mandatory relief and councils have to grant relief if you meet the criteria for receiving SBRR. If you are having difficulties you are welcome to contact us via reception@centre-p.co.uk

I have just one property with a very low Rateable Value, but I don't use it for "business" purposes. I have some private cars in storage and personal items in the unit. May I still claim? YES, if it has a Rateable Value under £15,000.

My council operate their own business rates relief scheme to help companies in my district, do I need to claim under my council's scheme? There are a few councils that assist local businesses and who are promoting their schemes more prominently than the central government scheme. We would suggest you carefully look at both schemes and decide which is the most financially beneficial. Your local council cannot prevent you from claiming under the national scheme.

Post 1st April 2017 we will be very surprised if any local scheme will better the discount being offered to small businesses due to the increase in the threshold from £6,000 to £12,000 RV and then the tapered relief on offer up to £15,000 RV.

I have two properties, one in my own name and one in my private pension fund which I have set up and is administered by a third party. Can I claim on both? MAYBE! Yes, providing the pension fund is officially set-up and charges rent to whoever is occupying the property. If however *your* businesses is occupying the property and *your* businesses is also occupying the first property then NO is the answer. Rates liability will fall on the occupier, unless and this would be unusual, the occupier pays a combined figure for rent and rates.

The Chancellor in the March 2017 budget stated that the limit for some business rates increases would be £600 per year (£50 per month). Is that correct? This only applies for businesses within the SBRR scheme at the end of March 2017, who's new RV is in excess of £15,000 post 1st April 2017. *We estimated at the time that this would benefit less than 1% of businesses.* This restricted any increase in rates payable in 2017/ 18 to £600 in that financial year however great the increase in Rateable Value. The greater the increase in Rateable Value, the greater the benefit. BANKIER SLOAN has a client whose Rateable Value increased from £9,800 to £42,000 in April 2017 so has benefitted considerably. The increases in the second year (18/19) for most were £600 or very close to that figure. The scheme continues to operate restricting increases. Details of future increases in transitional relief limits (as above) are available from your council, for those interested.

Why have you produced such detailed reports on SBRR, and why are you publicising the contents FREE so all can benefit? How does BANKIER SLOAN, as a Chartered Surveying practise gain? BANKIER SLOAN has been operating from North Oxfordshire since November 1984 (celebrating 35 years in business this year) and we specialise in advising businesses on commercial property matters. We realised some years ago that a majority of occupiers were unaware of this rates relief scheme and at the same time local authorities were then *very poor* at publicising the availability of the relief. We have been regularly promoting this matter on both a national and local basis for over seven years. We make no direct financial gain from promoting the scheme, but have gained instructions from a number of new clients on related commercial property issues. We are always appreciative of those who provide lunch for two (myself and my assistant) at a local hostelry (*or more commonly in recent years a High Street Token, delivered on-line!*) If the business or their agents wish us to take up the issue with the local council our standard fee is £400 plus VAT.

We have read with considerable interest the information above and we believe our company will be able to benefit from this scheme, but to reassure us that the advice above is correct can you name any councils that are prepared to promote the tables you provide or the advice you are providing? Many councils are now promoting our information on their web-sites in a variety of forms. May we direct you to the REFERENCES page below.

REFERENCES

We appreciate that some businesses may believe the above information, which we give out FREE has limited value and may not be correct, so we are happy to set out below some of the many links which have included reference to our work over recent years.

GUIDANCE ON SMALL BUSINESS RATES RELIEFS, and the RETAIL RATES RELIEF commencing 1st April 2019 .

Please see

http://www.centre-p.co.uk/Business_Rates_Warning.pdf

and

<http://www.centre-p.co.uk/Small%20Business%20Rates%20Relief%202019%202020%20BANKIER%20SLOAN.pdf>

We have written extensively on Business Rates Reliefs and if you ever need assistance please just ask.

1. Here are some of the councils who have uploaded our 2019 / 2020 SMALL BUSINESS RATES RELIEF TABLES...on their own web-sites, and in the vast majority of cases they kindly acknowledge our work.

Corby Council

<https://www.corby.gov.uk/sites/default/files/Small%20Business%20Rates%20Relief%202019%20Calculator.pdf>

Aylesbury Council

https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Small_Business_Rates_Relief_2019_-_2020_Aylesbury_Vale.pdf

Amber valley

<https://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=d624b709a95c43649790eaa3f9d9408e>

CastlePoint

<https://www.castlepoint.gov.uk/download.cfm?doc=docm93ijim4n4075.pdf&ver=6855>

Richmondshire

<https://www.richmondshire.gov.uk/media/10409/small-business-rates-relief-2019-2020.pdf>

Wiltshire Council

[file:///C:/Users/USER1/Downloads/Small-business-rates-relief-2019-2020-black%20\(1\).pdf](file:///C:/Users/USER1/Downloads/Small-business-rates-relief-2019-2020-black%20(1).pdf)

Mansfield

<https://www.mansfield.gov.uk/downloads/file/104/small-business-rates-relief-2019-2020->

Luton

<https://www.luton.gov.uk/Business/Lists/LutonDocuments/PDF/Business%20rates/Small-business-rates-relief.pdf>

Folkestone and Hythe

https://www.folkestone-hythe.gov.uk/media/5875/Small-Business-Rates-Relief-2019-2020/pdf/Small_Business_Rates_Relief_2019_2020.pdf

Newcastle-upon-Tyne City council

<https://www.newcastle.gov.uk/services/business-rates/business-rates-small-business-rates-relief-2018>

Central Bedfordshire Council

https://www.centralbedfordshire.gov.uk/migrated_images/small-business-rates-relief-amounts-2018_tcm3-28611.pdf

Rutland

[Small Business Rate Relief factsheet.pdf \[pdf / 94KB\]](#)

and last year

2018 / 2019

Test Valley

<https://www.testvalley.gov.uk/business/land/business-rates/reliefs/smallbusinessraterelief/example-small-business-rate-relief-entitlement>

North Herts

<https://www.north-herts.gov.uk/sites/northherts-cms/files/SBRR-COUNCIL2018-19.pdf>

Rutland

[Small Business Rate Relief factsheet.pdf \[pdf / 94KB\]](#)

Wiltshire 2017 2018

[file:///C:/Users/USER1/Downloads/2017-small-business-rates-relief-informtion-sheet%20\(17\).pdf](file:///C:/Users/USER1/Downloads/2017-small-business-rates-relief-informtion-sheet%20(17).pdf)

Peterborough 2017 / 2018

<https://pcc-live.storage.googleapis.com/upload/www.peterborough.gov.uk/business/business-rates/TableSmallBusinessRatesReliefForThe2017-2018FinancialYear.pdf?inline=true>

Mansfield 2018 / 2019

<http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9889&p=0>

Hart 2017 2018

https://www.hart.gov.uk/sites/default/files/2_Businesses/Business_rates/Small%20Business%20Rates%20Relief%20Council%20Table%20OCT%202017.pdf

Richmondshire

<https://www.richmondshire.gov.uk/media/8803/small-business-rates-relief-2018-19.pdf>

Newcastle

https://www.newcastle.gov.uk/sites/default/files/wwwfileroot/business/business-rates/2018-2019-sbrr-council_black.pdf

Arun

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n11987.pdf&ver=11987>

Luton

<https://www.luton.gov.uk/Business/Lists/LutonDocuments/PDF/Business%20rates/Small-business-rates-relief.pdf>

Haywards Heath

https://hhdba.com/wp-content/uploads/2017/03/Councils_Small_Business_Rates_Relief_2017_2018.pdf

2. Please see below some stories we have assisted journalists with:

DAILY MAIL

<https://www.thisismoney.co.uk/money/news/article-6335101/The-Chancellors-got-1-6bn-help-shops-councils-failed-make-use-helping-hand.html>

THE MORNING ADVERTISER

<https://www.morningadvertiser.co.uk/Article/2013/11/06/Small-business-rate-relief-council>

NEWBURY TODAY

<https://www.newburytoday.co.uk/news/all-districts/21058/rate-relief-advice-for-hungerford-small-businesses.html>

WISBECH STANDARD

<https://www.wisbechstandard.co.uk/news/wisbech-businessman-outraged-at-government-fund-1-5783162>

NORTHAMPTON CHRONICAL

<https://www.northamptonchron.co.uk/news/northampton-borough-council-under-spent-free-government-funds-meant-for-businesses-1-8511965>

BBC SOUTH WEST (Video)

<https://www.bbc.co.uk/news/live/uk-england-devon-46266649/page/3>

FORECOURT TRADER

https://forecourtrader.co.uk/news/fullstory.php/aid/16363/Rates_expert_warns_of_scammers_preying_on_forecourt_operators.html

GARDEN CENTRE RETAIL

<http://gardencentreretail.com/business-rates-relief-2019/>

PUNCHLINE

<https://www.punchline-gloucester.com/articles/aanews/investigation-millions-of-pounds-for-business-rate-relief-unsent-or-out-of-reach>

<https://www.punchline-gloucester.com/articles/aanews/quarter-of-a-million-pounds-plus-to-help-gloucestershire-businesses-with-rate-relieve>

<https://www.punchline-gloucester.com/properties/articles/aanews/is-your-company-missing-out-on-business-rates-relief>

3. Background notes:

For reference : **BANKIER SLOAN** have written on the subject of Business Rates relief for **many years (since 2012)** , and many councils publish our tables on Small Business Rates Relief as if they had prepared them (with our permission) . Type into Google **SMALL BUSINESS RATES RELIEF BANKIER SLOAN** and you will see many references. Please see listings above..

4. Other publications

This is the government guidance note on the **new (2019) RETAIL RATES RELIEF** scheme: starting April 2019:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/768205/Retail_Discount_Guidance.pdf

This is our warning on "scammers" , up-dated in the last few months http://www.centrep.co.uk/Business_Rates_Warning.pdf

This is our 2018 /2019 paper on Small Business Rates Relief http://www.centrep.co.uk/Small_Business_Rates_Relief_2018_2019.pdf

This is an article published in The Daily Mail (MONEY MAIL) on 30th October 2018 promoting some of our work on the subject of Business Rates Relief <https://www.thisismoney.co.uk/money/news/article-6335101/The-Chancellors-got-1-6bn-help-shops-councils-failed-make-use-helping-hand.html>

This is the governments first letter of 2019 sent to all local authorities on the subject of BUSINESS RATES : https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/778996/BRIL_1_-_2019_-_General_Information.pdf Publication date 15th February 2019

This guide was published December 2018 to help MP's understand Business Rates when giving guidance to constituents [file:///C:/Users/USER1/Downloads/SN06247%20\(4\).pdf](file:///C:/Users/USER1/Downloads/SN06247%20(4).pdf)

Finally this guide will assist those businesses considering appealing against the RATEABLE VALUE of any property / outside yard / or business property of any type : (with thanks to the Central Bedfordshire Council Business Rates web-site)

Last up-dated September 2019

The following are some of the more prominent towns and cities in England where businesses should be benefitting from the SMALL BUSINESS RATES RELIEF SCHEME

A

Abingdon, Accrington, Acton, Adlington, Alcester, Aldeburgh, Aldershot, Aldridge, Alford, Alfreton, Alnwick, Alsager, Alston, Alton, Altrincham, Amble, Amersham, Amesbury, Ampthill, Andover, Appleby-in-Westmorland, Arundel, Ashbourne, Ashburton, Ashby-de-la-Zouch, Ashford, Ashington, Ashton-in-Makerfield, Ashton-under-Lyne, Askern, Aspatria, Atherstone, Attleborough, Axbridge, Axminster, Aylesbury, Aylsham.

B

Bacup, Bakewell, Baldock, Banbury, Barking, Barnard Castle, Barnet, Barnoldswick, Barnsley, Barnstaple, Barnet Green, Barrow-in-Furness, Barton-upon-Humber, Barton-le-Clay, Basildon, Basingstoke, Bath, Batley, Battle, Bawtry, Beaconsfield, Beaminster, Bebington, Beccles, Bedale, Bedford, Bedlington, Bedworth, Beeston, Belper, Bentham, Berkhamsted, Berwick-upon-Tweed, Beverley, Bewdley, Bexhill-on-Sea, Bicester, Biddulph, Bideford, Biggleswade, Billericay, Bilston, Bingham, Birmingham, Bishop Auckland, Bishop's Castle, Bishop's Stortford, Bishop's Waltham, Blackburn, Blackpool, Blandford Forum, Bletchley, Blyth, Bodmin, Bognor Regis, Bollington, Bolsover, Bolton, Borehamwood, Boston, Bottesford, Bourne, Bournemouth, Brackley, Bracknell, Bradford, Bradford-on-Avon, Bradley Stoke, Bradninch, Braintree, Brentford, Brentwood, Bridgnorth, Bridgwater, Bridlington, Bridport, Brierley Hill, Brigg, Brighouse, Brightlingsea, Brighton, Bristol, Brixham, Broadstairs, Bromley, Bromsgrove, Bromyard, Brown hills, Buckfastleigh, Buckingham, Bude, Budleigh Salterton, Bungay, Buntingford, Burford, Burgess Hill, Burnhamon-Crouch, Burnham-on-Sea, Burnley, Burntwood, Burton Latimer, Burton-upon-Trent, Bury, Bury St Edmunds, Buxton

C

Caistor, Calne, Camberley, Camborne, Cambridge, Camelford, Cannock, Canterbury, Carlisle, Carnforth, Carterton, Castle Cary, Castleford, Chadderton, Chagford, Chard, Charlbury, Chatham, Chatteris, Chelmsford, Cheltenham, Chesham, Cheshunt, Chester, Chesterfield, Chester-le-Street, Chichester, Chippenham, Chipping Campden, Chipping Norton, Chipping Ongar, Chipping Sodbury, Chorley, Christchurch, Church Stretton, Cinderford, Cirencester, Clacton-on-Sea, Cleckheaton, Cleethorpes, Clevedon, Clitheroe, Clun, Coalville, Cockerham, Coggeshall, Colchester, Coleford, Colne, Congleton, Conisbrough, Corbridge, Corby, Cotgrave, Coventry, Cowes, Cramlington, Cranfield, Crawley, Crayford, Crediton, Crewe, Crewkerne, Cromer, Crowborough, Crowle, Crowthorne, Croydon, Cuckfield, Cullompton, Connor town

D

Dagenham, Darley Dale, Darlington, Dartford, Dartmouth, Darwen, Daventry, Dawlish, Deal, Denton, Derby, Dereham, Desborough, Devizes, Dewsbury, Didcot, Dinnington, Diss, Doncaster, Dorchester, Dorking, Dover, Downham Market, Driffield, Dronfield, Droitwich Spa, Droylsden, Dudley, Dukinfield, Dunstable, Durham, Dursley

E

Ealing, Earley, Easingwold, Eastbourne, East Grinstead, East Ham, Eastleigh, Eastwood, Edenbridge, Egham, Ellesmere, Ellesmere Port, Ely, Enfield, Epping, Epsom, Epworth, Erith, Esher, Eton, Evesham, Exeter, Exmouth, Eye

F

Failsforth, Fairford, Fakenham, Falmouth, Fareham, Faringdon, Farnborough, Farnham, Farnworth, Faversham, Featherstone, Felixstowe, Fenny Stratford, Ferndown, Ferryhill, Filey, Filton, Fleet, Fleetwood, Flitwick, Folkestone, Fordingbridge, Fordwich, Fowey, Framlingham, Frinton-on-Sea, Frodsham, Frome

G

Gainsborough, Gateshead, Gillingham, Gillingham, Glastonbury, Glossop, Gloucester, Godalming, Godmanchester, Goole, Gosport, Grange-over-Sands, Grantham, Gravesend, Grays, Great Dunmow, Great Torrington, Great Yarmouth, Grimsby, Guildford, Guisborough

H

Hackney, Hadleigh, Hailsham, Halesworth, Halewood, Halifax, Halstead, Haltwhistle, Harlow, Harpenden, Harrogate, Harrow, Hartlepool, Harwich, Haslemere, Hastings, Hatfield, Havant, Haverhill, Hawley, Hayle, Haywards Heath, Heanor, Heathfield, Hebden Bridge, Hedon, Helston, Hemel Hempstead, Hemsworth, Henley-in-Arden, Henley-on-Thames, Hendon, Hereford, Herne Bay, Hertford, Hessle, Heswall, Hetton-le-Hole, Heywood, Hexham, Higham Ferrers, Highworth, High Wycombe, Hinckley, Hitchin, Hoddesdon, Holmfirth, Holsworthy, Honiton, Horley, Horncastle, Hornsea, Horsham, Horwich, Houghton-le-Spring, Hounslow, Hoyle, Hove, Hucknall, Huddersfield, Hugh Town, Hungerford, Hunstanton, Huntingdon, Hyde, Hythe

I

Ilchester, Ilford, Ilfracombe, Ilkeston, Ilkley, Ilminster, Ipswich, Irthlingborough, Ivybridge

J

Jarrow

K

Keighley, Kempston, Kendal, Kenilworth, Kesgrave, Keswick, Kettering, Keynsham, Kidderminster, Kidsgrove, Killingworth, Kimberley, Kingsbridge, King's Lynn, Kingston-upon-Hull, Kingston upon Thames, Kington, Kirkby, Kirkby Lonsdale, Kirkham, Knaresborough, Knottingley, Knutsford

L

Lancaster, Launceston, Leatherhead, Leamington Spa, Lechlade, Ledbury, Leeds, Leek, Leicester, Leighton Buzzard, Leiston, Leominster, Letchworth, Lewes, Lewisham, Leyland, Leyton, Lichfield, Lincoln, Liskeard, Littlehampton, Liverpool, Lizard, London, Long Eaton, Longridge, Looe, Lostwithiel, Loughborough, Loughton, Louth, Lowestoft, Ludlow, Luton, Lutterworth, Lydd, Lydney, Lyme Regis, Lymington, Lynton, Lytchett Minster, Lytham St Annes

M

Mablethorpe, Macclesfield, Maghull, Maidenhead, Maidstone, Maldon, Malmesbury, Maltby, Malton, Malvern, Manchester, Manningtree, Mansfield, March, Margate, Market Deeping, Market Drayton, Market Harborough, Market Rasen, Market Weighton, Marlborough, Marlow, Maryport, Marston Moretaine, Matlock, Melksham, Melton Mowbray, Mexborough, Middleham, Middlesbrough, Middleton, Middlewich, Midhurst, Midsomer Norton, Milton Keynes, Minehead, Morecambe, Moretonhampstead, Moreton-in-Marsh, Morley, Morpeth, Much Wenlock

N

Nailsea, Nailsworth, Nantwich, Needham Market, Neston, Newark-on-Trent, Newbiggin-by-the-Sea, Newbury, Newcastle-under-Lyme, Newcastle upon Tyne, Newent, Newhaven, Newmarket, New Mills, New Milton, Newport, Newport, Shropshire, Newport Pagnell, Newquay, New Romney, Newton Abbot, Newton Aycliffe, Newton-le-Willows, Normanton, Northallerton, Northam, Northampton, North Walsham, Northwich, Norton Radstock, Norwich, Nottingham, Nuneaton

O

Oakham, Okehampton, Oldbury, Oldham, Ollerton, Olney, Ormskirk, Orpington, Ossett, Oswestry, Otley, Ottery St Mary, Oundle, Oxford

P

Paddock Wood, Padstow, Paignton, Painswick, Peacehaven, Penistone, Penrith, Penryn, Penzance, Pershore, Perth, Peterborough, Peterlee, Petersfield, Petworth, Pickering, Plymouth, Pocklington, Pontefract, Polegate, Poltimore, Poo le, Portishead, Portland, Portslade, Portsmouth, Potters Bar, Potton, Poulton-le-Fylde, Prescott, Preston, Princes Risborough, Prudhoe, Pudsey

Q

Queenborough, Quintrell Downs

R

Ramsgate, Raunds, Rayleigh, Reading, Redcar, Redditch, Redhill, Redruth, Reigate, Retford, Richmond, Richmond-upon-Thames, Rickmansworth, Ringwood, Ripley, Ripon, Rochdale, Rochester, Rochford, Romford, Romsey, Ross-on-Wye, Rothbury, Rotherham, Rothwell, Rowley Regis, Royston, Rugby, Rugeley, Runcorn, Rushden, Rutland, Ryde, Rye

S

Saffron Walden, St Albans, St Asaph, St Austell, St Blazey, St Columb Major, St Helens, St Ives, Cambridgeshire, St Ives, Cornwall, St Neots, Salcombe, Sale, Salford, Salisbury, Saltash, Saltburn-by-the-Sea, Sandbach, Sandhurst, Sandown, Sandwich, Sandy, Sawbridgeworth, Saxmundham, Scarborough, Scunthorpe, Seaford, Seaton, Sedgefield, Selby, Selsey, Settle, Sevenoaks, Shaftesbury, Shanklin, Sheerness, Sheffield, Shepshed, Shepton Mallet, Sherborne, Sheringham, Shildon, Shipston-on-Stour, Shoreham-by-Sea, Shrewsbury, Sidmouth, Sittingbourne, Skegness, Skelmersdale, Skipton, Sleaford, Slough, Smethwick, Snodlan dSoham, Solihull, Somerton, Southall, Southam, Southampton, Southborough, Southend-on-Sea, South Molton, Southport, Southsea, South Shields, Southwell, Southwold, South Woodham Ferrers, Spalding, Spennymoor, Spilsby, Stafford, Staines, Stainforth, Stalybridge, Stamford, Stanley, Stapleford, Staunton, Staveley, Stevenage, Stockport, Stocksbridge, Stockton-on-Tees, Stoke-on-Trent, Stone, Stony Stratford, Stotfield, Stourbridge, Stourport-on-Severn, Stowmarket, Stow-on-the-Wold, Stratford-upon-Avon, Streatham, Street, Strood, Stroud, Sudbury, Sunderland, Sutton, Sutton Coldfield, Sutton-in-Ashfield, Swadlincote, Swaffham, Swanage, Swanley, Swindon, Swinton

T

Tadcaster, Tadley, Tamworth, Taunton, Tavistock, Teignmouth, Telford, Tenbury Wells, Tenterden, Tetbury, Tewkesbury, Thame, Thatcham, Thaxted, Thetford, Thirsk, Thong, Thornaby, Thornbury, Thorne, Tickhill, Tilbury, Tipton, Tiverton, Todmorden, Tonbridge, Torpoint, Torquay, Totnes, Tottenham, Totton, Towcester, Tring, Trowbridge, Truro, Tunbridge Wells, Twickenham

U Uckfield, Ulverston, Uppingham, Upton-upon-Severn, Uttoxeter, Uxbridge

W

Wadebridge, Wadhurst, Wakefield, Wallasey, Wallingford, Walmer, Walsall, Waltham Abbey, Waltham Cross, Walthamstow, Walton-on-Thames, Walton-on-the-Naze, Wandsworth, Wantage, Ware, Wareham, Warminster, Warrington, Warwick, Washington, Watchet, Watford, Wath-upon-Deane, Watton, Wednesbury, Wellingborough, Wellington, Wells, Wells-next-the-Sea, Welwyn Garden City, Wem, Wendover, West Bromwich, Westbury, Westerham, West Ham, Westhoughton, West Kirby, West Mersea, Westminster, Weston-super-Mare, Westward Ho!, Wetherby, Weybridge, Weymouth, Whaley Bridge, Whiston, Whitby, Whitchurch, Whitehaven, Whitley Bay, Whitnash, Whitstable, Whitworth, Wickford, Widnes, Wigan, Wigston, Willenhall, Wimbledon, Wimborne Minster, Wincanton, Winchcombe, Winchelsea, Winchester, Windermere, Winsford, Winslow, Wisbech, Witham, Withernsea, Witney, Wivenhoe, Woburn, Woking, Wokingham, Wolverhampton, Wombwell, Woodbridge, Woodstock, Wooler, Woolwich, Wootton Bassett, Worcester, Workington, Worksop, Worthing, Wotton-under-Edge, Wymondham

Y Yarm, Yarmouth, Yate, Yateley, Yeadon, Yeovil, York, Yoxall

**Listed here are some of
the Local Councils in
England covered by
The Small Business
Rates Relief Scheme**

<u>Bath and North East Somerset</u>	<u>Bath and North East Somerset Council</u>		
<u>Bedford</u>	<u>Bedford Borough Council</u>		
<u>Blackburn with Darwen</u>	<u>Blackburn with Darwen Borough Council</u>		
<u>Blackpool</u>	<u>Blackpool Council</u>		
<u>Bournemouth</u>	<u>Bournemouth Borough Council</u>		
<u>Bracknell Forest</u>	<u>Bracknell Forest Borough Council</u>		
<u>Brighton and Hove</u>	<u>Brighton and Hove City Council</u>		
<u>Bristol</u>	<u>Bristol City Council</u>		
<u>Central Bedfordshire</u>	<u>Central Bedfordshire Council</u>		
<u>Cheshire East</u>	<u>Cheshire East Council</u>		
<u>Cheshire West and Chester</u>	<u>Cheshire West and Chester Council</u>		
<u>Cornwall</u>	<u>Cornwall Council</u>		
<u>County Durham</u>	<u>Durham County Council</u>		
<u>Darlington</u>	<u>Darlington Borough Council</u>		
<u>Derby</u>	<u>Derby City Council</u>		
<u>East Riding of Yorkshire</u>	<u>East Riding of Yorkshire Council</u>		
<u>Halton</u>	<u>Halton Borough Council</u>		

<u>Hartlepool</u>	<u>Hartlepool Borough Council</u>		
<u>Herefordshire</u>	<u>Herefordshire Council</u>		
<u>Isle of Wight</u>	<u>Isle of Wight Council</u>		
<u>Kingston upon Hull</u>	<u>Hull City Council</u>		
<u>Leicester</u>	<u>Leicester City Council</u>		
<u>Luton</u>	<u>Luton Borough Council</u>		
<u>Medway</u>	<u>Medway Council</u>		
<u>Middlesbrough</u>	<u>Middlesbrough Borough Council</u>		
<u>Milton Keynes</u>	<u>Milton Keynes Council</u>		
<u>North East Lincolnshire</u>	<u>North East Lincolnshire Council</u>		
<u>North Lincolnshire</u>	<u>North Lincolnshire Council</u>		
<u>North Somerset</u>	<u>North Somerset Council</u>		

<u>Northumberland</u>	<u>Northumberland County Council</u>		
<u>Nottingham</u>	<u>Nottingham City Council</u>		
<u>Peterborough</u>	<u>Peterborough City Council</u>		
<u>Plymouth</u>	<u>Plymouth City Council</u>		

<u>Poole</u>	<u>Poole Borough Council</u>		
<u>Portsmouth</u>	<u>Portsmouth City Council</u>		
<u>Reading</u>	<u>Reading Borough Council</u>		
<u>Redcar and Cleveland</u>	<u>Redcar and Cleveland Borough Council</u>		
<u>Rutland</u>	<u>Rutland County Council</u>		
<u>Shropshire</u>	<u>Shropshire Council</u>		
<u>Slough</u>	<u>Slough Borough Council</u>		
<u>Southampton</u>	<u>Southampton City Council</u>		
<u>Southend-on-Sea</u>	<u>Southend-on-Sea Borough Council</u>		
<u>South Gloucestershire</u>	<u>South Gloucestershire Council</u>		
<u>Stockton-on-Tees</u>	<u>Stockton-on-Tees Borough Council</u>		
<u>Stoke-on-Trent</u>	<u>Stoke-on-Trent City Council</u>		
<u>Swindon</u>	<u>Swindon Borough Council</u>		
<u>Telford and Wrekin</u>	<u>Telford and Wrekin Borough Council</u>		
<u>Thurrock</u>	<u>Thurrock Council</u>		
<u>Torbay</u>	<u>Torbay Council</u>		

<u>Warrington</u>	<u>Warrington Borough Council</u>		
<u>West Berkshire</u>	<u>West Berkshire Council</u>		
<u>Wiltshire</u>	<u>Wiltshire Council</u>		
<u>Windsor and Maidenhead</u>	<u>Windsor and Maidenhead Borough Council</u>		
<u>Wokingham</u>	<u>Wokingham Borough Council</u>		
<u>York</u>	<u>City of York Council</u>		

Last updated September 2019