

TONBRIDGE & MALLING BOROUGH COUNCIL
FINANCE, INNOVATION and PROPERTY ADVISORY BOARD

23 May 2018

Report of the Director of Finance and Transformation

Part 1- Public

Matters for Recommendation to Cabinet - Non-Key Decision (Decision may be taken by the Cabinet Member)

1 APPLICATIONS FOR DISCRETIONARY RATE RELIEF

A report giving details, at paragraph 1.1, of renewal applications for discretionary rate relief. Details of new applications for discretionary rate relief are shown at paragraph 1.2.

The Council's policy in respect of discretionary rate relief is attached at [ANNEX 1].

The Council's policy in respect of rural rate relief is attached at [ANNEX 2].

1.1 Renewal applications for discretionary rate relief and discretionary rural rate relief

1.1.1 Members will be aware that discretionary rate relief can be granted (as shown at [ANNEX 1]) either as a top-up to mandatory rate relief (in respect of charitable organisations and community amateur sports clubs) or, on its own, to non profit-making organisations that are not charities etc. (and do not therefore qualify for mandatory rate relief).

1.1.2 Members will also be aware that discretionary rural rate relief can be granted either as a top-up to mandatory rural rate relief or, on its own, in cases where mandatory rural rate relief may not be granted (as shown at [ANNEX 2]). It is the Council's policy to seek the views of the appropriate parish councils in respect of applications for rural rate relief regarding properties in their areas. However, we have not consulted the parishes in respect of these cases because they are not new applications for relief but renewal requests.

1.1.3 Organisations that had awards of discretionary rate relief time-limited to 31 March 2018 were invited to re-apply, and I have listed, at [ANNEX 3] and [ANNEX 4], applications that have recently been received.

1.1.4 The annexes details the levels of discretionary rate relief awarded in 2017/18 and the proposed amount of relief the organisations would receive in 2018/19.

- 1.1.5 For Members' information, under the discretionary relief rules, relief can be backdated to 1 April 2017 providing applications are received before 30 September 2018. The applications were received during March to May this year.
- 1.1.6 There is no longer a direct cost to the Council in awarding relief. However, Members should note that all awards of relief affect the Council's business rate yield; for 2018-19, based on previous criteria and level of applications, it has been estimated that £223,954 discretionary relief will be awarded.
- 1.1.7 In respect of the organisations shown at **[ANNEX 3]**, I have considered the applications and believe that they comply with the policy, and are of particular benefit to the needs of the residents of the Borough. Therefore, there appear to be good grounds for continuing the current level of discretionary rate relief in all cases.
- 1.1.8 In respect of the organisations shown at **[ANNEX 4]**, I have considered the applications for Lucky Hands Ltd and Mr Subasharan and believe that they comply with the policy, and are of particular benefit to the needs of the residents of the Borough. Therefore, there appear to be good grounds for continuing the current level of discretionary rate relief in these cases. In respect of the other applications, these properties are now entitled to 100% mandatory relief. Primary legislation has not been updated as yet, so Government expects the current award of 50% relief to be 'topped up' to 100% as per **[ANNEX 5]**. The proposed relief amounts shown at **[ANNEX 4]** therefore reflect the additional 50% discretionary relief.
- 1.1.9 The Council's own financial position is, of course, still very challenging and it is important to recognise that whilst it may be possible to provide the level of assistance at the current time, it may not be sustainable into the future. Accordingly, Members might consider that, when writing to the organisation concerned, it would be prudent to advise the organisations that there could be a reduction in the level of relief awarded by the Council in the future should further applications for relief be made.
- 1.1.10 Members are **REQUESTED** to **RECOMMEND** to Cabinet that, in respect of the re-applications for relief as shown at **[ANNEX 3]** and **[ANNEX 4]**, discretionary rate relief be awarded with effect from 1 April 2018 and time-limited to 31 March 2020.

1.2 New applications for discretionary rate relief

- 1.2.1 Since the last meeting of the Board, I have received two new applications for rate relief that have reached a stage where they are ready for Members' consideration. I give below further details of these applications.

- 1.2.2 **Ellenor, Part Unit 1e, Mereworth Business Centre, Danns Lane, Wateringbury, Maidstone, Kent, ME18 5LW. Rateable Value £1,625**
- 1.2.3 The applicant is a registered charity and I have therefore granted 80% mandatory rate relief. It is for Members to decide whether discretionary relief should be granted as well.
- 1.2.4 The property has been used as an office and meeting space for the children's nursing staff for the South West Kent area since 1 March 2017.
- 1.2.5 An award of 20% discretionary relief seems appropriate as this would be consistent with similar applications that have been received. However, relief can only be backdated to 1 April 2017 as the application was received after the 30 September 2017.
- 1.2.6 Should Members decide to award the maximum 20% relief, the applicant will receive £187.60 for 2017/18 and £156.00 for 2018/19.
- 1.2.7 Members are **REQUESTED** to consider the application and make an appropriate **RECOMMENDATION** to Cabinet regarding discretionary rate relief. If relief is awarded, Members are requested to consider time-limiting any awards of relief, initially, to 31 March 2020 as per para 1.1.10.
- 1.2.8 **The Wheels On Debussy, 6 Angel Walk, Tonbridge, Kent, TN9 1TJ. Rateable Value £17,750**
- 1.2.9 The applicant is a community interest company (CIC), and the granting of mandatory rate relief is not, therefore, appropriate. It is for Members to decide whether discretionary relief should be granted, and if so, the level of relief.
- 1.2.10 The aim of the CIC is to promote music and art in communities. The property was used as a community arts hub in Tonbridge for a 6 week period from 14 February 2018 to 26 March 2018.
- 1.2.11 The shop had 3 aims:
- Help local artists and makers sell their work
 - Introduce the local community to art and music through fun and exciting workshops and events
 - Help local arts organisations reach new audiences
- 1.2.12 Having considered the application, it appears to comply with the policy and an award of discretionary relief would, therefore, seem appropriate. The applicant has requested Members consider a maximum award of relief otherwise the project would be severely compromised as many workshops that are free would have to be stopped as they would not be able to afford to provide them.

1.2.13 Should Members decide to award the maximum 100% relief, the applicant will receive £976.00 for the period of occupation.

1.2.14 Members are **REQUESTED** to consider the application and make an appropriate **RECOMMENDATION** to Cabinet regarding discretionary rate relief.

1.3 Legal Implications

1.3.1 As the granting of relief is a discretionary action, the only implication would be a challenge by way of judicial review if an organisation were unhappy with a decision. Such a challenge can succeed only when the Council behaves unreasonably.

1.4 Financial and Value for Money Considerations

1.4.1 In respect of all applications for rate relief, the financial considerations of granting relief are as set out in the body of the report. If relief is not granted, there is a beneficial impact on the Council's finances. This should not prevent each application being considered on its own merits however, as there must be some degree of consistency to prevent a legal challenge.

1.5 Risk Assessment

1.5.1 The only risk that I am aware of is a legal challenge to the Council's decisions (see above). This is unlikely.

1.6 Equality Impact Assessment

1.6.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

The Director of Finance & Transformation confirms that the proposals contained in the recommendation(s), if approved, will fall within the Council's Budget and policy Framework.

Background papers:

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Applications for relief from the organisations referred to in the main body of the report received since March 2018 and held in Financial Services.

Sharon Shelton
Director of Finance and Transformation