A guide to your business rates
(national non-domestic rates) 2017/18

Tel: 01482 300 301
www.hullcc.gov.uk/business/business-rates
Hull is currently experiencing the highest levels of public and private sector investment in its history, with developments totalling around £1 billion currently being delivered across the city. Projects include the £80 million regeneration of the Fruit Market, the £25 million Public Realm programme, the development of the 3,500-seater Hull Venue, ongoing refurbishment of the Hull New Theatre and the recent £5.2 million renovation of the Ferens Art Gallery.

Following the combined £310 million Siemens and ABP (Associated British Ports) investment in wind turbine production and installation facilities at Alexandra Dock, our area aims to become the national and international centre for renewable energy in the coming years. Many thousands of jobs will be created alongside growth in other key sectors such as food, ports and logistics, manufacturing, creative and digital and healthcare. This unprecedented level of investment, comparable with that of any leading UK city, presents a huge opportunity, and the Council is determined to ensure that local people and businesses reap the benefits.

Hull City Council is working with the private sector-led City Leadership Board to deliver a 10-year City Plan, ensuring the city capitalises on opportunities to create rewarding, skills-based jobs and long-term sustainable economic growth. The City Plan sets clear goals and contributions for the City over the next 10 years, including the challenging target of creating over 7,500 jobs.

The city’s skills within knowledge-intensive, digital and professional industries will receive a boost as we work with the private sector. Together, we will seek to attract and support innovative businesses interested in
creating more high-skilled jobs, offering the city and its residents increased economic prosperity. The Council recognises that small businesses are a major part of the Hull economy and have a vital role to play in new job creation. We are focused on putting in place the right conditions and support infrastructure, to support the formation and growth of more businesses. Hull City Council is committed to supporting your business. Our pledge is to work with you to maximise your investment opportunities and strengthen our local economy.

We offer business support and advice on a wide range of matters including:

> **Financial Assistance** – support accessing business grants and loans from numerous sources

> **Property** – the Council has significant land and property available for sale or rent, including industrial units, retail units and Managed Workspace. We can also utilise our database to search for private sector accommodation

> **Green Port Growth Programme** – £25.7 million funding programme to help businesses realise the economic opportunities of a world-class centre for renewable energy, support includes:

  - Financial assistance for new business start-ups and expansions
  - Training / skills – funding support to raise skill levels; apprenticeships, wage and training subsidies
  - Business support in areas such as health and safety, quality, management, human resources, procurement, export, marketing, job profitability and accreditations where required
  - Support for research, development and innovation programmes
  - To find out more visit www.greenporthull.co.uk

> **Enterprise Zones** – the city has a number of development sites which benefit from a package of measures including 100 per cent business rate discounts and simplified planning processes

> **Business information** – we can supply information on the local economy, company information, databases and facts and figures

> **Investing in Hull** – we will support your plans, assembling key staff from across necessary disciplines to ensure your project runs smoothly

> **Hull 2017 Business Club** – to find out more and to get involved in Hull 2017 and its legacy, please contact louise.babych@hull2017.co.uk

We will also link to other Council services including Planning, Licensing, Trading Standards, Procurement, Trade Waste, Health & Safety.

**To find out more, contact us at:**
Regeneration Directorate
Hull City Council
Guildhall
Alfred Gelder Street
Hull
HU1 2AA
Tel: 01482 613 336 or 613 188
Email: business.support@hullcc.gov.uk
Web: www.hullmeansbusiness.co.uk
www.hull.gov.uk

**Business Rates information explained**
The information below explains your business rates bill for 2017-2018. If you have any queries please call 01482 300 301 to speak to a dedicated business advisor.

**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. This provides a direct financial incentive for authorities to work with local businesses to create a favourable local environment for growth since authorities will benefit from growth in business rates revenues. The money, together with revenue from Council Tax payers, revenue support grant provided by the Government and certain other sums, is used to pay for the services provided by Hull City Council. For more information about the business rates system, visit www.gov.uk.

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 officers of the Valuation Office Agency (VOA), an agency of Her Majesty’s Revenue and Customs. They draw up and maintain a full list of all rateable values, available at their website www.voa.gov.uk. 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. For the revaluation that came into effect on 1st April 2017, this date was set as 1st April 2015. The valuation officer may alter the value if circumstances change. The ratepayer (and certain others who have an interest in the property) can appeal against the value shown in the list if they believe it is wrong. The Valuation Office Agency will continue to fulfil their legal obligations to alter rating assessments if new information comes to light indicating the valuation is inaccurate. More information about the grounds on which appeals may be made and the process for doing so can be found on the VOA website or from your local valuation office.

National Non-Domestic Rating Multiplier
Hull City Council works out the business rates bill by multiplying the rateable value of the property by the appropriate multiplier. There are two multipliers: the standard non-domestic rating multiplier and the small business non-domestic rating multiplier. The former is higher to pay for small business rate relief. Except in the City of London where special arrangements apply, the government sets the multipliers for each
financial year for the whole of England according to formulae set by legislation. The current multipliers are shown on the front of this bill.

**Business Rates Instalments**
Payment of business rate bills is automatically set on a 10-monthly cycle. However, the government has put in place regulations that allow businesses 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 Hull City Council as soon as possible.

**Revaluation 2017 and Transitional Arrangements**
All rateable values are reassessed at a general revaluation. The 2017 revaluation takes effect from 1st April 2017. Revaluations make sure each ratepayer pays their fair contribution and no more, by ensuring that the share of the national rates bill paid by any one ratepayer reflects changes over time in the value of their property relative to others. Revaluation does not raise extra money for Government.

Whilst the 2017 revaluation will not increase the amount of rates collected nationally, within this overall picture, over 7 out of 10 ratepayers will receive a reduction or no change in their bill and some ratepayers will see increases.

For those that would otherwise see significant increases in their rates liability, the Government has put in place a £3.6 billion transitional relief scheme to limit and phase in changes in rate bills as a result of the 2017 revaluation. To help pay for the limits on increases in bills, there also have to be limits on reductions in bills. Under the transitional scheme, limits continue to apply to yearly increases and decreases until the full amount is due (rateable value times the appropriate multiplier). The scheme applies only to the bill based on a property at the time of the revaluation. If there are any changes to the property after 1st April 2017, transitional arrangements will not normally apply to the part of a bill that relates to any increase in rateable value due to those changes. Changes to your bill as a result of other reasons (such as changes to the amount of small business rate relief) are not covered by the transitional arrangements. The transitional arrangements are applied automatically and are shown on the front of your bill. Further information about transitional arrangements and other reliefs may be obtained from [insert name of billing authority] or the www.gov.uk/introduction-to-business-rates.

More information on the 2017 revaluation can be found at www.gov.uk/introduction-to-business-rates/revaluation

**Unoccupied Property rating**
Business rates will not be payable in the first three months that a property is empty. This is extended to six months in the case of certain industrial properties. After this period rates are payable in full. In most cases the unoccupied property rate is zero for properties owned by charities and community amateur sports clubs. In addition, there are a number of exemptions from the unoccupied property rate. Full details on exemptions can be obtained by contacting Hull City Council. If the unoccupied property rate for the financial year has been reduced by order, it will be shown on the front of your bill.

The government has introduced a temporary measure for unoccupied new builds from October 2013. Unoccupied new builds will be exempt from unoccupied property rates for up to 18 months (up to state aid limits) where the property comes on to the list between 1st October 2013 and 30th September 2016. The 18 month period includes the initial 3 or 6 month exemption and so properties may, if unoccupied, be exempt from non-domestic rates for up to an extra 15 or 12 months.

**Partly occupied property relief**
A ratepayer is liable for the full non-domestic rate whether a property is wholly occupied or only partly occupied. Where a
property is partly occupied for a short time, Hull City Council has discretion in certain cases to award relief in respect of the unoccupied part. Full details can be obtained by contacting Hull City Council.

**Small business rate relief**

Ratepayers who occupy a property with a rateable value which does not exceed £50,999 (and who are not entitled to other mandatory relief or are liable for unoccupied property rates) will have their bills calculated using the lower small business non-domestic rating multiplier, rather than the national non-domestic rating multiplier. In addition, generally, if the sole or main property is shown on the rating list with a rateable value which does not exceed £15,000, the ratepayer will receive a percentage reduction in their rates bill for this property of up to a maximum of 100% for a property with a rateable value of not more than £12,000, the ratepayer will receive a 100% reduction in their rates bill. 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 providing those additional properties each have a rateable value which does not exceed £2,899.

The rateable value of the property mentioned in (a), or the aggregate rateable value of all the properties mentioned in (b), must not exceed £19,999 outside London or £27,999 in London on each day for which relief is being sought. If the rateable value, or aggregate rateable value, increases above those levels, relief will cease from the day of the increase.

However, the government has introduced additional support to small businesses. For those businesses that take on an additional property which would normally have meant the loss of small business rate relief, the government has confirmed that they will be allowed to keep that relief for a period of 12 months.

An application for small business rate relief is not required. Where a ratepayer meets the eligibility criteria and has not received the relief they should contact Hull City Council. Provided the ratepayer continues to satisfy the conditions for relief which apply at the relevant time as regards the property and the ratepayer, they will automatically continue to receive relief in each new valuation period.

Certain changes in circumstances will need to be notified to Hull City Council by any ratepayer who is in receipt of relief (other changes will be picked up by Hull City Council). The changes which should be notified are –

- 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.

**Charity and Registered Community Amateur Sports Club (CASC) relief**

Registered charities and CASC’s are entitled to 80% relief where the property is occupied by the charity or 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).

Hull City Council has discretion to give further relief on the remaining bill. Full details can be obtained by contacting Hull City Council.

**Relief for Local Newspapers**

The Government is providing funding to local authorities so that they can provide a discount worth up to £1,500 a year for 2 years from 1st April 2017, to office space occupied by local newspapers. This is up to a maximum of one discount per local newspaper title and per hereditament, and up to state aid limits. The relief will be delivered through local authority.
discretionary discount powers (under section 47(3) of the Local Government Finance Act 1988). Eligibility criteria for this relief is set out in a guidance note: “The case for a business rates relief for local newspapers”, which can be obtained at www.gov.uk/government/consultations/the-case-for-a-business-rates-relief-for-local-newspapers

Local Discounts
The local authority can grant discretionary local discounts. Full details can be obtained by contacting Hull City Council.

State Aid Limits
The awards of such discounts are considered likely to amount to state aid. However it will be state aid compliant where it is provided in accordance with the De Minimis Regulations EC 1407/2013. These regulations allow an undertaking to receive up to €200,000 ‘de minimis’ aid over a rolling three year period. If you are receiving or have received, any ‘de minimis’ aid granted during the current or two previous financial years you should contact Hull City Council immediately with full details.

Hardship Relief
Hull City Council has discretion to give relief in specific circumstances. Full details can be obtained from Hull City Council.

Rating Advisers
Ratepayers do not have to be represented in discussions about their rateable value 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, 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 into any contract.

Information Supplied with Demand Notices
Information relating to the relevant and previous financial years in regard to the gross expenditure of the local authority is available at www.hull.gov.uk. Hard copies are available on request; please call 01482 300 301.
Contact us
Call: 01482 300 301
You can call the dedicated business line and speak to an advisor regarding:
> business rates
> licences/permits
> health and safety advice
> further information and advice for new and existing businesses including start-up information, inward-investment, business grants/loans, employing staff and redundancy support.

Opening Times
The dedicated business service is open:
Monday to Friday: 8am – 7pm
Saturday: 8am – 1pm
Email: ndsr@hullcc.gov.uk
Post: Business Rates, Hull City Council, PO Box 15, HU1 2AB

Further Information
To find out more about your Business Rates or about how Council Tax is spent.

Business Rates
www.hull.gov.uk/business/business-rates

Council Tax
www.hull.gov.uk/resident/council-tax

This document can be made available in other formats (large print, audio and Braille) and different community languages. Please telephone 01482 300 300.