

Projected Costs of Discretionary Revaluation Support Scheme

1 Potential Qualifiers for Revaluation Support Scheme

The Government provided principles and assumptions relating to the distribution of the funding for Discretionary Relief Schemes. The assumptions were that the rateable property has a rateable value for 2017/18 that is less than £200,000 and the increase in the rateable property's 2017/18 bill is more than 12.5% compared to its 2016/17 bill. Analysis has indicated the potential qualifiers sorted by the Valuation Office Agency's analysis codes

Analysis Code	Property Description	Number of Properties	Total 2017 Liability £	Total Increase in Liability £
CG	Petrol Filling Station and Premises	5	92,403.93	12,749.63
CG1	Vehicle Repair Workshop Premises	1	16,939.40	2,177.40
CG3	Showroom and Premises	7	254,384.40	42,755.40
CH	Hotel and Premises	1	9,885.94	1,270.74
CL	Public House and Premises	16	576,615.95	132,739.55
CL2	Club and Premises	1	10,968.95	1,409.95
CP	Car Park and Premises	5	153,001.04	37,204.04
CR	Restaurant and Premises	1	8,469.70	1,088.70
CS	Shop and Premises	10	103,789.59	14,660.99
CX	Miscellaneous Commercial	3	43,562.19	6,415.19
EL	School and Premises	10	177,819.06	25,117.06
EN1	Day Nursery and Premises	1	9,858.17	1,267.17
IM3	Concrete Batching Plant and Premises	1	12,079.73	1,552.73
LI1	Sports Centre and Premises	1	71,850.00	19,820.00
LS2	Golf Course and Premises	1	26,522.94	4,258.94
LX	Miscellaneous Leisure	2	34,909.94	5,506.94
MH	Surgery and Premises	8	138,775.10	19,832.10
MS1	Fire Station and Premises	1	68,976.00	14,768.00
MT1	Communication Station and Premises	1	6,058.00	2,621.60
Totals		76	1,816,870.03	347,216.13

2. Adjustment to potential qualifiers based on local criteria

The legislation governing awards of discretionary relief precludes the award of relief to Precepting Authorities, therefore any properties occupied by Redditch Borough Council have been removed from the list of potential qualifiers.

In addition the relief will be targeted at:

- i) ratepayers that face the most significant increases in their rates bills, and
- ii) smaller and medium sized businesses.

It should not be provided to governmental or public sector organisations.

Relief will be provided to

- a) Properties that were occupied at 1st April and 31st March 2017 therefore ensuring that relief is provided to ratepayers affected by revaluation
- b) Properties used for commercial businesses
- c) Properties which are not Car Parks; Schools or Educational Establishments; Health Centres, Hospitals or Surgeries; Banks or Financial Services
- d) Ratepayer's occupy less than 4 premises with England

When adjusted for local factors the potential qualifiers are

Analysis Code	Property Description	Number of Properties	Total 2017 Liability £	Total Increase in Liability £
CG	Petrol Filling Station and Premises	5	92,403.93	12,749.63
CG3	Showroom and Premises	7	254,384.40	42,755.40
CH	Hotel and Premises	1	9,885.94	1,270.74
CL	Public House and Premises	7	197,763.98	46,344.58
CL2	Club and Premises	1	10,968.95	1,409.95
CR	Restaurant and Premises	1	8,469.70	1,088.70
CS	Shop and Premises	3	22,437.76	2,884.16
CX	Miscellaneous Commercial	2	38,841.37	5,808.37
EN1	Day Nursery and Premises	1	9,858.17	1,267.17
LI1	Sports Centre and Premises	1	71,850.00	19,820.00
LS2	Golf Course and Premises	1	26,522.94	4,258.94
LX	Miscellaneous Leisure	2	34,909.94	5,506.94
Totals		32	778,297.08	145,164.58

3. Property Level Analysis of Costs

Relief will be provided on the increase in rates bills at the following percentages

Rate Year	2016/17	2017/18	2018/19	2020/21
% Relief on Increase	85	45	20	0

The expected costs of the relief are:

VOCategory	RV	85% Relief	45% Relief	20% Relief
CL	72,000	3,647.63	1,931.10	858.27
CG3	53,000	3,210.13	1,699.48	755.32
CL	65,000	3,676.47	1,946.37	865.05
CS	32,000	430.84	228.09	101.37
CH	24,500	1,080.13	571.83	254.15
CG3	39,500	1,761.20	932.40	414.40
CG	50,000	2,526.20	1,337.40	594.40
CR	24,000	925.40	489.92	217.74
CS	24,250	382.30	202.39	89.95
CL	42,000	1,865.95	987.86	439.05
LX	90,000	3,770.68	1,996.24	887.22
CG3	102,000	6,148.90	3,255.30	1,446.80
CL	30,000	1,189.35	629.66	279.85
CL	118,000	13,986.33	7,404.53	3,290.90
CG3	83,500	5,170.38	2,737.26	1,216.56
CL	80,000	3,462.97	1,833.34	814.82
LI1*	150,000	16,847.00	8,919.00	3,964.00
CX	32,000	652.32	345.35	153.49
CG3	61,000	3,708.13	1,963.13	872.50
CG	22,750	65.23	34.53	15.35
CS	50,500	1,638.40	867.39	385.51
CG3	176,000	15,296.60	8,098.20	3,599.20
CG3	20,750	1,046.76	554.17	246.30
CL	120,000	11,564.18	6,122.21	2,720.98
EN1	33,500	1,077.09	570.23	253.43
CG	79,000	4,635.20	2,453.93	1,090.64
CG	40,250	1,471.53	779.04	346.24
CX	72,000	4,284.79	2,268.42	1,008.19
CG	45,250	2,139.03	1,132.43	503.30
LX	21,750	910.22	481.88	214.17
CL2	24,250	1,198.46	634.48	281.99
LS2	75,000	3,620.10	1,916.52	851.79
		123,389.89	65,324.06	29,032.92

*The costs of relief shown for this property are included as illustrative of the maximum costs of the relief. The property is used as Training Ground/Sports Centre for a professional football club and therefore relief will not be awarded as the premises are not used for ordinary commercial purposes.