

PERTH AND KINROSS COUNCIL

Strategic Policy & Resources Committee

23 April 2014

Granting of Non-Domestic Rates Relief

Report by Executive Director (Housing & Community Care)

PURPOSE OF REPORT

This report is to advise the Committee of the amount of discretionary Non-Domestic Rates relief granted in respect of new applications made during financial year 2012/13.

The report also requests permission to continue with the existing practice relating to the granting of Non-Domestic Rates relief.

1. BACKGROUND / MAIN ISSUES

- 1.1 For governance purposes an annual report of all properties granted relief during the preceding financial year is submitted to Committee.
- 1.2 The Scheme of Administration allows the Executive Director (Housing & Community Care) the power to grant discretionary Non-Domestic Rates relief.

Charitable and Non Profit Organisations (80% mandatory relief)

- 1.3 Under rating legislation the Council must grant 80% mandatory relief to qualifying charitable and non-profit organisations.
- 1.4 The Council may also grant additional discretionary relief (beyond 80%) to these charitable and non-profit organisations.
- 1.5 The current Perth & Kinross Council practice is to award a 20% “top-up” relief to charitable organisations that qualify for the 80% mandatory relief, with the exception of charity shops.
- 1.6 Current practice also allows 100% discretionary relief to be awarded for clubs, societies and organisations not established or conducted for profit whose main objective is charitable or whose main aims are educational, religious, improving social welfare, concerned with science, literature and/or fine arts or mainly used for the purpose of recreation.
- 1.7 The relief cannot be awarded to the Council itself.

Designated Rural Settlement Areas – Qualifying Premises (50% mandatory relief)

- 1.8 Qualifying Post Offices, general stores, food stores, petrol filling stations, public houses and hotels in designated rural settlement areas may also be awarded discretionary rates relief.
- 1.9 In each of the above situations within 1.8 above where there is an entitlement to 50% mandatory relief, current Perth & Kinross Council practice allows a discretionary award of 50% to be given also.

Designated Rural Settlement Areas – Benefits to Local Community (0% mandatory relief)

- 1.10 Discretionary relief may also be awarded in respect of other qualifying premises in designated rural areas provided they are of benefit to the local community.
- 1.11 Such relief, at a 100% rate, is awarded under current practice where the subject is used for the benefit of the local community and it is reasonable to make the award giving regard to the Council Tax payers' requirement to fund this.
- 1.12 Examples of such subjects include village schools, public conveniences and car parks.

2. PROPOSALS

- 2.1 It is proposed that the Committee agree to continue to award discretionary Non-Domestic Rates relief in accordance with existing practice as outlined in Section 1 above.

3. CONCLUSION AND RECOMMENDATIONS

- 3.1 It is requested that the Committee:
- (i) note the content of this report and the amount of discretionary Non-Domestic Rates relief granted in respect of new applications made during the preceding financial year, as detailed in Appendix A.
 - (ii) agree to continue to award discretionary Non-Domestic Rates relief in accordance with existing practices as outlined in section 1 above.

Author(s)

Name	Designation	Contact Details
Kevin Fraser	Principal Officer (Local Taxes)	Tel: 01738 475616 E-mail; kfraser@pkc.gov.uk

Approved

Name	Designation	Date
Alan Taylor	Head of Finance & Support Services	26 March 2014

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Council Text Phone Number 01738 442573

1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	No
Asset Management (land, property, IST)	No
Assessments	
Equality Impact Assessment	No
Strategic Environmental Assessment	No
Sustainability (community, economic, environmental)	NO
Legal and Governance	No
Risk	No
Consultation	
Internal	No
External	No
Communication	
Communications Plan	No

1. Strategic Implications

Community Plan / Single Outcome Agreement / Corporate Plan

- 1.1 Housing & Community Care provides a range of functions for customers. These functions support the work of the whole Council by assisting in the delivery of the Council's corporate objectives. As a consequence, this report does not specifically relate to one of the objectives but assists with the delivery of all five, namely:

- (i) Giving every child the best start in life
- (ii) Developing educated, responsible and informed citizens
- (iii) Promoting a prosperous, inclusive and sustainable economy
- (iv) Supporting people to lead independent, healthy and active lives
- (v) Creating a safe and sustainable place for future generations

2. Resource Implications

Financial

- 2.1 Where discretionary rates relief is awarded, 75% of the amount is met by the National Non-Domestic "pool" arrangements and the remaining 25% falls to be met by the Council Tax payers of the Perth & Kinross Council area.

The policies relating to discretionary rates relief ensure that relief is awarded only where it is reasonable to do so and regard is always given to the impact on Council Tax payers.

The cost to the Council of granting discretionary relief during financial year 2012/13 was £165,158.91.

Of this amount, the cost to the Council of granting new awards of discretionary relief during financial year 2012/13 was £13,581.38 (details are given in Appendix A).

For comparison purposes only, the cost to the Council of new awards of Non-Domestic Rates relief for the five previous years is shown below:

Financial Year	Cost to Council of New Awards During the Year
2011/12	£8,658.45
2010/11	£12,210.61
2009/10	£20,317.12
2008/09	£2,094.31
2007/08	£1,800.14

Workforce

- 2.2 There are no Workforce implications within the content of this report.

Asset Management (land, property, IT)

- 2.3 There are no Asset Management implications within this report.

3. Assessments

Equality Impact Assessment

- 3.1 The function, policy, procedure or strategy presented in this report was considered under the Corporate Equalities Impact Assessment process (EqIA) and assessed as not relevant for the purposes of EqIA.

Strategic Environmental Assessment

- 3.2 The matters presented in this report were considered under the Environmental Assessment (Scotland) Act 2005. However, no action is required as the Committee is requested to note the contents of the report only and are not being requested to approve, adopt or agree to an action or to set the framework for future decisions.

Sustainability

- 3.3 There are no Sustainability implications within the content of this report.

Legal and Governance

- 3.4 There are no Legal and/or Governance implications within this report

Risk

- 3.5 The reports requests that the value of discretionary relief awards is noted and that existing policies are maintained. There are therefore no risk implications within the content of this report.

4. Consultation

Internal

- 4.1 Informal consultation between managers within the Local Taxes team has concluded that the existing policies remain fit for purpose. There has been no other internal consultation.

External

- 4.2 No external consultation was carried out in the preparation of this report.

5. Communication

- 5.1 No communication was necessary in compiling this report.

6. BACKGROUND PAPERS

No background papers, other than transactional reports extracted from the Non-Domestic Rates (Northgate) system have been used in the preparation of this report.

7. APPENDICES

Appendix A – Details of the cost of new discretionary relief awards.

Appendix A - Cost of New Discretionary Relief Awards

APPLICANT	SUBJECT	RATES PAYABLE (£)	FINANCIAL YEAR	RELIEF GRANTED (%)	COST TO COUNCIL (£)
National Trust For Scotland	Killiecrankie, Pitlochry, Perthshire, PH16 5LG	£7,114.20	2011	80% Mandatory & 20% Discretionary	£355.71
		£7,515.00	2012		£375.75
National Trust For Scotland	The Hermitage, Dunkeld, Perthshire, PH8 0DX	£2,641.20	2011	80% Mandatory & 20% Discretionary	£132.06
		£2,790.00	2012		£139.50
National Trust For Scotland	11, The Cross, Dunkeld, Perthshire, PH8 0AN	£1,171.50	2011	80% Mandatory & 20% Discretionary	£58.58
		£1,237.50	2012		£61.88
National Trust For Scotland	Branklyn Garden, Dundee Road, Perth, PH2 7BB	£766.80	2011	80% Mandatory & 20% Discretionary	£38.34
		£810.00	2012		£40.50
Art Space Limited	52, Canal Street, Perth, PH2 8LF	£4,626.06	2011	80% Mandatory & 20% Discretionary	£231.30
		£6,930.00	2012		£346.50
Perth Hyperbaric Services Ltd	Unit 62b, Perth Airport, Scone, Perth, PH2 6NP	£1,260.00	2012	80% Mandatory & 20% Discretionary	£63.00
Perth Womens Aid	Address in Perth area	£209.97	2011	80% Mandatory & 20% Discretionary	£10.50
		£922.50	2012		£46.13
Gateway Community Church	Glenearn Road, Perth, PH2 0NJ	£111.30	2011	80% Mandatory & 20% Discretionary	£5.57
		£843.75	2012		£42.19
Cornerstone Community Care	6f Riverview Bus Pk, Kinnoull Hse, Friarton Road, Perth, PH2 8DG	£2,115.00	2012	80% Mandatory & 20% Discretionary	£105.75
Locus Breadalbane Ltd	Town Hall, Crieff Road, Aberfeldy, Perthshire, PH15 2BJ	£9,855.27	2011	80% Mandatory & 20% Discretionary	£492.76
		£11,340.00	2012		£567.00

Live Active Leisure	Dewar'S Rinks, Glover Street, Perth, PH2 0JB	£123,953.62	2012	80% Mandatory & 20% Discretionary	£6,197.68
Highland Youth Project (Scio)	8-9, The Square, Aberfeldy, Perthshire, PH15 2DD	£192.75	2011	80% Mandatory & 20% Discretionary	£9.64
		£3,240.00	2012		£162.00
The Friends Of The Birks Cinema	Locus Building, The Square, Aberfeldy, Perthshire, PH15 2DD	£1,359.25	2012	80% Mandatory & 20% Discretionary	£67.96
People With A Mission Ministries	Unit 6, 28, Glasgow Road, Perth, PH2 0NX	£111.74	2011	80% Mandatory & 20% Discretionary	£5.59
		£1,350.00	2012		£67.50
Relationships Scotland	40, St John Street, Perth, PH1 5SP	£1,363.20	2011	80% Mandatory & 20% Discretionary	£68.16
		£1,440.00	2012		£72.00
Harbour Counselling Services Ltd	Shore Road, Perth, PH2 8BH	£863.70	2011	80% Mandatory & 20% Discretionary	£43.19
		£2,182.50	2012		£109.13
Rowan Alba Limited	10 Arran House Business Ctr, Arran Road, Perth, PH1 3DZ	£867.33	2012	80% Mandatory & 20% Discretionary	£43.37
Giraffe Trading Cic	2, Flesher'S Vennel, Perth, PH2 8PF	£2,511.12	2012	100% Discretionary	£627.78
The John Muir Trust	Suite 1, South Inch Business Centre, Shore Road, Perth, PH2 8BW	£11,523.33	2012	80% Mandatory & 20% Discretionary	£576.17
People With A Mission Ministries	Unit 3, 28, Glasgow Road, Perth, PH2 0NX	£540.49	2012	80% Mandatory & 20% Discretionary	£27.02
People With A Mission Ministries	Unit 8, 28, Glasgow Road, Perth, PH2 0NX	£1,180.61	2012	80% Mandatory & 20% Discretionary	£59.03
Perth Autism Support	W7b, Inveralmond Business Centre, Auld Bond Road, Perth, PH1 3FX	£6,698.10	2012	80% Mandatory & 20% Discretionary	£334.91

Wwf	Inveralmond Business Centre,, Auld Bond Road, Perth, PH1 3FX	£1,105.64	2012	80% Mandatory & 20% Discretionary	£55.28
Rape And Sexual Abuse Centre	18, King Street, Perth, PH2 8JA	£4,268.84	2012	80% Mandatory & 20% Discretionary	£213.44
People With A Mission Ministries	Unit 4a, College Mill Road, Almondbank, Perth, PH1 3JY	£5,434.52	2012	80% Mandatory & 20% Discretionary	£271.73
Ad-Lib Theatre Arts Cic	50, Princes Street, Perth, PH2 8LJ	£3,832.89	2012	25% Small Business Bonus & 75% Discretionary	£718.67
Scotland'S Charity Air Ambulance	Terminal Building, 15 C,D,H-M, Perth Airport, Scone, Perthshire, PH2 6NP	£2,006.51	2012	80% Mandatory & 20% Discretionary	£100.33
The Comrie Development Trust	Unit 75a, Cultybraggan, Comrie, Crieff, Perthshire, PH6 2HY	£288.96	2012	80% Mandatory & 20% Discretionary	£14.45
Blairgowrie Christian Fellowship	20, William Street, Blairgowrie, Perthshire, PH10 6BQ	£1,075.32	2012	80% Mandatory & 20% Discretionary	£53.77
The Comrie Development Trust	Frizz, Drummond Street, Comrie, Crieff, Perthshire, PH6 2DW	£1,255.56	2012	80% Mandatory & 20% Discretionary	£62.78
Perth Autism Support	W2, Inveralmond Business Centre, Auld Bond Road, Perth, PH1 3FX	£864.86	2012	80% Mandatory & 20% Discretionary	£43.24
Victim Support Scotland	Unit B1 Highland House, 37/47, St Catherine'S Road, Perth, PH1 5YA	£869.92	2012	80% Mandatory & 20% Discretionary	£43.50
Gannochy Trust	10., Gannochy Avenue, Perth, PH2 7JR	£955.73	2012	80% Mandatory & 20% Discretionary	£47.79
Check-In Works	Ladeside, St Catherine'S Road, Perth, PH1 5RY	£4,680.00	2012	80% Mandatory & 20% Discretionary	£234.00
Perthshire Womens Aid	Address in Perth Area	£821.84	2012	80% Mandatory & 20% Discretionary	£41.09

Disability Information Service In Perthshire	24, Whitefriars Street, Perth, PH1 1PP	£1,717.64	2012	80% Mandatory & 20% Discretionary	£85.88
Perthshire Womens Aid	Address in Perth area	£226.54	2012	80% Mandatory & 20% Discretionary	£11.33
Total cost of new awards					£13,581.38