



BUSINESS RATES

2019/20



Please keep this booklet as a useful guide. Full explanatory notes, compiled by the government, are available at: watford.gov.uk/businessrates



watford.gov.uk/businessrates



The 2019/2020 Business Rates Multiplier

The government sets the Business Rates Multipliers for each financial year for England. The Small Business Non-Domestic Rating Multiplier for 2019/20 is **49.1**. The Standard Rate Multiplier for 2019/20 will be **50.4**.

Year	Businesses with an RV < £51,000 pa	RV rates for larger businesses
2019/20	0.491	0.504
2018/19	0.480	0.493
2017/18	0.466	0.479
2016/17	0.484	0.497
2015/16	0.480	0.493
2014/15	0.471	0.482
2013/14	0.462	0.471
2012/13	0.450	0.458

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. More information about the business rates system, including transitional and other reliefs, can be found at gov.uk

Rateable value

Each non-domestic property has a rateable value which is set by the valuation officers of the Valuation Office Agency (VOA) unless it is exempt. A full list of all rateable values is available at gov.uk/government/organisations/valuation-office-agency. The rateable value of your property is shown on your bill. 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 if they believe it is wrong. Visit gov.uk for information about making an appeal.

National Non-Domestic Rating Multiplier

We, the local authority, work out the business rates bill by multiplying the rateable value of the property by the appropriate multiplier: the Standard Non-Domestic Rating Multiplier or the Small Business Non-Domestic Rating Multiplier. The government sets the multipliers according to formulae set by legislation. The current multipliers are shown on your bill.

Business rates instalments

Payment of business rate bills is automatically set on a 10-monthly cycle. However, requests to make payments through 12 monthly instalments can now be made by email to nndr@watford.gov.uk

Revaluation 2017 and transitional arrangements

All rateable values are reassessed at a general revaluation. The recent 2017 revaluation took effect from 1 April 2017. Revaluations make sure each ratepayer pays their fair contribution 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. Some ratepayers may receive a reduction or no change in their bill and some ratepayers may see increases. The scheme applies only to the bill based on a property at the time of the revaluation. The transitional arrangements are applied automatically and are shown on your bill. For more information on transitional arrangements visit watford.gov.uk/businessrates or for information on the 2017 revaluation visit 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, extended to six months for certain industrial

properties. After this period rates are payable in full unless the unoccupied property rate has been reduced by the government by order (if this is the case it will be shown on your bill). In most cases the unoccupied property rate is zero for properties owned by charities and community amateur sports clubs. Further details can be found at watford.gov.uk/businessrates

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, we have discretion to award relief in respect of the unoccupied part. Full details are available at watford.gov.uk/businessrates

Small business rate relief

Ratepayers who occupy a property with a rateable value less than £51,000 (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. If the sole or main property is shown on the rating list with a rateable value less than £15,000, the ratepayer may receive a reduction in their rates bill for this property 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.

The government has introduced additional support for 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 us at ndr@watford.gov.uk

Charity and community amateur sports club relief

Charities and registered community amateur sports clubs are entitled to 80% relief where the property is occupied by the charity or the club, and is wholly or mainly used for the charitable purposes of the charity or club (or of that and other charities or clubs). We have discretion to give further relief on the remaining bill, visit watford.gov.uk/businessrates for more information.

Hardship relief

We have discretion to give hardship relief in specific circumstances. Full details can be found at watford.gov.uk/businessrates

State aid

The award of such discounts is considered likely to amount to state aid. But it will be state aid compliant where it is provided in accordance with the De Minimis Regulations EC 1407/2013. If you are receiving, or have received, any 'de minimis' aid granted during the current or two previous financial years (from any source) please inform us immediately by emailing ndr@watford.gov.uk with details of the aid received.

Relief for local newspapers

The government is providing funding to us so that we can provide a discount worth up to £1,500 a year for two years from 1 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 this relief has been extended for one year for 2019/20. Eligibility criteria for this relief is in guidance note available at gov.uk/government/consultations/the-case-for-a-business-rates-relief-for-local-newspapers

Local discretionary relief scheme

Spring 2017 Budget, year three of four year scheme - further information at watford.gov.uk/businessrates

Retail relief

The government announced in the budget on 29 October 2018 that it will provide a business rates retail relief scheme for occupied retail properties with a rateable value of less than £51,000 in each of the years 2019-20 and 2020-2021. The value of relief should be one third of the bill, and must be applied before mandatory reliefs and other discretionary reliefs.

Information supplied with demand notices

For information relating to the council's gross expenditure visit watford.gov.uk/businessrates

Rating advisers

Ratepayers do not have to be represented in discussions about their rateable value or their rates bill. Advice is available at rics.org and irrv.org.uk

Business Rate Supplements

The Business Rate Supplements Act 2009 enables levying authorities to levy a supplement on the business rate to support additional projects aimed at economic development of the area. Business Rate Supplements (BRS) are not applicable to properties with a rateable value of £50,000 or below, and we have discretion to increase that threshold. The total maximum BRS which may be levied is 2p per pound of rateable value.

How to pay your business rates

You can now manage your business rates online by signing up for a **My Watford** account.

By signing up for an account at my.watford.gov.uk, you can see how much you owe, details of payments you've made and dates when payments are due. Plus, you can see all your previous bills and set up a direct debit. You can choose to pay on either the 1st, 15th or 25th of the month.

PAY YOUR BUSINESS RATES ONLINE

my.watford.gov.uk



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