



Business Rates relief for rural businesses From 1 April 2017

The rural rate relief scheme is aimed at supporting rural businesses which provide benefit to the local community. There are two types of relief, mandatory (50%) and discretionary. Applications are required for both types of relief, although mandatory relief will be awarded automatically if certain conditions are met.

From the 2017-2018 financial year, businesses that qualify for mandatory relief will automatically be awarded a further 50% discretionary relief.

All other Discretionary applications will be considered by the Director of Finance in accordance with our agreed guidelines shown on page 8.

For Office Use Only	
Reference Number	Notes
Application Received / /	
Mandatory Relief Approved: Yes/No	_____
Date / /	Local Taxation Officer
Discretionary Relief Approved: Yes/No	_____
Date / /	Director of Finance
Date Applicant Notified of Decision	_____
Date / /	Local Taxation Officer

Business Rates relief for rural businesses

Name of ratepayer:	
Address of business to which application relates:	
Business activity: For example, a general store, or public house. If there is more than one activity, please state which is the main activity.	
Type of business: For example, sole trader or family company	
Address for correspondence if different to above:	
Which type of relief are you applying for?	Mandatory / Discretionary / Both* (see notes on page 5)
If applying for mandatory relief, does your business meet the conditions on page 5?	Yes / No*
* Please delete as appropriate	
*If you are only applying for discretionary relief, please complete the section overleaf.	
I certify that, to the best of my knowledge and belief, the above statements are correct.	
Signature	
Capacity in which signed	
Date/...../.....	
Telephone Number..... Email	

If you have any queries please contact:

Business Rates on 01768 810078, or write to the address below.

The completed form and supporting statement (if applicable) should be returned to:

Business Rates
Eden District Council
Town Hall
Penrith
Cumbria
CA11 7QF
Email: brates@eden.gov.uk

THIS SECTION ONLY NEEDS COMPLETING IF YOU ARE SOLELY APPLYING FOR DISCRETIONARY RELIEF

Does the business provide benefit to all sectors of the community?	Yes / No*
Does the business provide benefit to the more needy or vulnerable members of the community?	Yes / No*
Does the business provide a service which reduces the need to travel by car?	Yes /No*
Does the business encourage 'community spirit'?	Yes / No*
Does the business provide a service which is required on a regular basis by the members of the community?	Yes / No*
Does the business provide a service not provided by any other business in the same rural settlement?	Yes / No*

*Please delete as appropriate

Please submit a statement in support of your application giving the reasons for the 'Yes' answers you have provided above. (Please use the space below and continue on a separate sheet if necessary).

Statement in Support of Application for Discretionary Relief
This should give details of how your business provides benefit to the wider community
(see guidelines on page 8)

Area of Eligibility

Businesses may be eligible for mandatory and/or discretionary rate relief if they are located within a Rural Settlement. For Eden District, all the area outside Penrith will be within one Rural Settlement or another.

Mandatory Rate Relief

50% mandatory plus 50% discretionary relief will be granted to qualifying General Stores, Post Offices, Food Stores, Public Houses and Petrol Filling Stations.

The qualifying conditions for General Stores and Post Offices are that the business must:

- i) be within the boundaries of a Rural Settlement as defined by the Council;
- ii) have a rateable value of not more than £8,500;
- iii) be used, in whole or part, as a general store or a post office, or both; and
- iv) be either the only general store or the only post office in the settlement.

A general store is defined as 'a trade or business consisting wholly or mainly of the sale by retail of both food for human consumption (excluding confectionery) and general household goods'.

The qualifying conditions for Foods Stores are that the business must:

- i) be within the boundaries of a Rural Settlement as defined by the Council;
- ii) have a rateable value of not more than £8,500; and
- iii) be used wholly or mainly as a food store.

A food store is defined as 'a trade or business consisting wholly or mainly of the sale by retail of food for human consumption (excluding confectionery and excluding the supply of food in the course of catering). Hot Food takeaways and cafes are not food stores. **Note: there is no requirement for the business to be the only food store in the settlement.**

The qualifying conditions for Public Houses and Petrol Filling Stations are that the business must:

- i) be within the boundaries of a Rural Settlement as defined by the Council;
- ii) have a rateable value of not more than £12,500;
- iii) be used, in whole or part, as a Public House or Petrol Filling Station; and
- iv) be either the only public house or the only petrol filling station in the settlement.

A public house is defined as 'premises for which a justices' on-licence (within the meaning of the Licensing Act 1964, other than a Part IV licence within the meaning of that Act), is in force'.

A petrol filling station is defined as 'premises where petrol or other automotive fuels are sold retail to the general public for fuelling motor vehicles intended or adapted for use on roads'.

Discretionary Rate Relief

Councils are able to grant discretionary rate relief to any rural business provided that:

- i) it is within the boundaries of a Rural Settlement defined by the Council;
- ii) it has a rateable value of not more than £16,500;
- iii) it is used for purposes which are of benefit to the local community; and
- iv) it is reasonable for the Authority to make such a decision having regard to the interests of persons liable to pay Council Tax set by it.

The Council has to meet 25% of the cost of discretionary relief. The funds for this are subject to normal budgetary constraints and relief cannot be granted if there are no funds available. You will be advised at the time of application whether or not there are funds available. If there are no funds, your application will be placed on a waiting list. You should continue to pay your rates as shown on your bill.

A list of rural settlements is attached. Detailed maps are available for inspection at the Town Hall.

List of Rural Settlements

The following parishes are agreed as rural settlements:

Appleby-in-Westmorland	Kings Meaburn	Sleagill
Asby	Kirkby Stephen	Soulby
Barton	Kirkby Thore	Great Strickland
Bolton	Lazonby	Little Strickland
Brough Sowerby	Mallerstang	Tebay
Cliburn	Martindale	Temple Sowerby
Clifton	Milburn	Threlkeld
Crackenthorpe	Morland	Thrimby
Crosby Garrett	Mungrisdale	Waitby
Dufton	Nateby	Wharton
Great Salkeld	Newbiggin	Winton
Hartley	Newby	
Hillbeck	Orton	
Hutton	Shap	
Kaber	Shap Rural	

It is agreed that the following parishes are divided into the rural settlements as indicated:

Parish	Settlements
Ainstable	Ainstable & Croglin
Alston Moor	Alston, Garrigill & Nenthead
Askham	Askham & Helton
Bampton	Bampton & Bampton Grange
Bandleyside	Colby, Hoff & Ormside
Brough	Brough & Church Brough
Brougham	Brougham & Whinfell
Catterlen	Catterlen & Newton Reigny
Castle Sowerby	Millhouse & Sowerby Row
Crosby Ravensworth	Crosby Ravensworth, Maulds Meaburn & Reagill

Parish	Settlements
Culgaith	Culgaith, Blencarn & Skirwith
Dacre	Dacre, Great Blencowe, Newbiggin & Stainton
Glassonby	Glassonby, Gamblesby & Unthank
Greystoke	Greystoke, Little Blencowe & Motherby
Hesket	Armathwaite, Calthwaite, High Hesket, Low Hesket, Plumpton & Southwaite & Ivegill
Hunsonby	Hunsonby, Little Salkeld & Winskill
Kirkoswald	Kirkoswald & Renwick
Langwathby	Langwathby & Edenhall
Long Marton	Long Marton, Brampton & Knock
Lowther	Lowther & Hackthorpe
Matterdale	Matterdale, Dockray & Watermillock
Murton	Murton & Hilton
Musgrave	Great Musgrave & Little Musgrave
Ousby	Ousby & Melmerby
Patterdale	Patterdale & Glenridding
Ravenstonedale	Ravenstonedale & Newbiggin-on-Lune
Skelton	Skelton & Hutton End
Sockbridge & Tirril	Sockbridge & Tirril
Stainmore	North Stainmore & South Stainmore
Warcop	Warcop & Sandford
Yanwath & Eamont Bridge	Yanwath & Eamont Bridge

Guidelines to be used in considering Applications for Discretionary Rate Relief from Businesses in Rural Settlements

1. Does the business provide benefit to all sectors of the community?
2. Does the business provide benefit to the more needy or vulnerable members of the community?
3. Does the business provide a service which reduces the need to travel by car?
4. Does the business encourage 'community spirit'?
5. Does the business provide a service which is required on a regular basis by the members of the community?
6. Is the business run by a sole trader or is it an outlet for a larger company or organisation?

7. Does the business provide a service not provided by any other business in the same Rural Settlement?
8. As the awarding of relief is discretionary it is appropriate to consider the cost of the relief falling against the Council's budgetary provision for discretionary rate relief.

Applicable Percentages for Discretionary Rate Relief to Rural Businesses

Type of Business	Relief
General Store (not entitled to Mandatory relief)	up to 50%
Post Office (not entitled to Mandatory relief)	up to 50%
Bakers, Butchers, Greengrocers and other retail premises selling food for human consumption (not entitled to Mandatory relief)	up to 40%
Petrol Filling Stations (not entitled to Mandatory relief)	up to 30%
Garages	up to 30%
Hairdressers	up to 30%
Laundry Services	up to 30%
Surgeries (Vets, Doctors, Dentists)	up to 30%
Other	up to 30%
Public Houses (not entitled to Mandatory relief)	up to 20%