



Scarborough Borough Council

Appendix D to main policy

Policy Name

Rural Rate Relief Policy

DOCUMENT CONTROL

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DOCUMENT REVISION APPROVALS

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	Council	

Scarborough Borough Council

Policy for Award of Non Domestic Rural Rate Relief

Who can apply for rate relief?

Certain types of properties that are occupied in a rural settlement (defined within the council's rural settlement list – produced below) and have a population below 3,000, may be entitled to relief. They include:-

- A property that is the only general store, the only post office or is a food shop and that property has a rateable value of less than £8,500.
- A property that is the only public house, or the only petrol station and has a rateable value of less than £12,500
- Certain other occupied property in a rural settlement where the rateable value is less than £16,500 **and** the business is of benefit to the local community.

What relief is available?

If the business is the only general store, post office, public house or petrol filling station in the rural settlement, then there is entitlement to mandatory relief of 50%. If the business is a food shop, there may also be entitlement to mandatory relief of 50%. Once awarded, **mandatory 50% relief will continue** provided the criteria continue to be met.

Definition of a General Store

For the purposes of Rural Rate Relief, "General Store" means a business or trade which wholly or mainly sells both food (other than confectionery) for human consumption and general household goods. Where there are two or more General Stores within the same Rural Settlement, none can qualify for Mandatory Relief on that basis, although if one of them functions as a Post Office or a Food Shop relief may be claimed independently on that ground. However, both a General Store and a Post Office in the same Rural Settlement will qualify for Mandatory Relief, provided that they both meet the criteria. Although a General Store or a Post Office may not meet the criteria for Mandatory Relief, they may still be eligible to apply for Discretionary Rural Relief.

Definition of a Public House

For the purposes of Rural Rate Relief, "Public House" means any premises as defined in the Licensing Act 2003 which has a premises licence authorising sale by retail of alcohol for consumption on the premises. In addition the premises must be used principally for retail sales of alcohol to members of the public for consumption on the premises, and sales must not be subject to the condition that buyers reside at or consume food on the premises.

Definition of a Petrol Filling Station

For the purposes of Rural Rate Relief, "Petrol Filling Station" means 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

Definition of a Food Shop

For the purpose of Rural Rate Relief, "Food Shop" means a trade or business consisting wholly or mainly of the sale by retail of food for human consumption (excluding confectionery and catering – in this context catering means any supply of food for consumption on the premises on which it is supplied and any supply of hot food for consumption off the premises). Thus, this definition may also include shops which sell mainly household foods and which may partly also sell hot take away food or food consumed on the premises. But shops whose main business is a restaurant, tea room, take-away, or confectionery sales are not Food Shops and so will not qualify for Mandatory Relief.

It will also be considered to grant further rate relief to businesses receiving the mandatory rate relief, in respect of the remaining 50% liability. Discretionary Reliefs will be considered on an individual basis.

For any other business where the rateable value is less than £16,500 **and** the business is of benefit to the local community in which it is placed, we can consider granting up to 100% discretionary rate relief in respect of the liability.

As this relief is at the discretion of the council, you will be required to complete our discretionary rate relief application and provide documentary evidence in support of your application.

SCARBOROUGH BOROUGH COUNCIL

RURAL SETTLEMENT LIST

AISLABY	LEALHOLM
BORROWBY	LEBBERSTON
BROMPTON	LITTLEBECK
BROXA	LYTHE
BURNISTON	MICKLEBY
CASTLETON	MUSTON
CAYTON	NEWHOLM
CLOUGHTON	NEWTON MULGRAVE
COMMONDALE	OSGODBY
CROSSGATES	PORT MULGRAVE

DANBY	RAVENSCAR
DUNSLEY	REIGHTON
EAST AYTON	ROBIN HOODS BAY
EAST BARNBY	ROXBY
EGTON	RUNSWICK BAY
EGTON BRIDGE	RUSWARP
ELLERBY	SANDSEND
ESKDALESIDE	SAWDON
FLIXTON	SEAMER
FOLKTON	SILPHO
FYLINGDALES	SLEIGHTS
FYLINGTHORPE	SNAINTON
GLAISDALE	SNEATON
GOATHLAND	SNEATONTHORPE
GOLDSBOROUGH	SPEETON
GRISTHORPE	STAINSACRE
GROSMONT	STAINTONDALE
HACKNESS	STAITHES
HARWOOD DALE	SUFFIELD
HAWSKER	UGGLEBARNBY
HINDERWELL	UGTHORPE
HUNMANBY GAP	WEST AYTON
HUTTON BUSCEL	WEST BARNBY
HUTTON MULGRAVE	WESTERDALE
IRTON	WYKEHAM
LANGDALE END	

This list has been compiled in accordance with the Local Government & Rating Act 1997 and subsequent amendments. A map showing the defined areas is available for inspection at the Local Taxation Section in the Town Hall, St Nicholas Street, Scarborough.