
REVISIONS TO THE VILLAGE SHOP RATE RELIEF SCHEME AND APPROVAL OF RURAL SETTLEMENT LIST FOR 2002/2003(Min 141/99)

1 SUMMARY

- 1.1 Members will be aware from an article in the Member's Bulletin dated 29 November 2001 and a leaflet recently issued that the Rural Rate Relief Scheme has been extended by Central Government. This extension now gives, the sole Petrol Filling Station, the sole Public House and any Food Store within a *Rural Settlement* the right to receive 50% Mandatory Rate Relief
- 1.2 Applications for Discretionary Relief can also be considered.
- 1.3 Central Government has also advised that our list of *Rural Settlements* can be amended and is explained in paragraph 3 below.

2 WHICH BUSINESSES CAN CLAIM RELIEF

- 2.1 The Head of Service informs Members that as a result of these revisions 50% *Mandatory Relief* is now available to the following businesses within the *Rural Settlements*:-
 - The sole Post Office (rateable value must be under £6,000).
 - The sole General Store (rateable value must be under £6,000).
 - The sole Petrol Filling Station (rateable value must be under £9,000).
 - The sole Public House (rateable value must be under £9,000).
 - Food Stores (rateable value must be under £6,000).
- 2.2 In addition, applications for *Discretionary Relief* can also be considered from any of the above businesses, plus any business, which can demonstrate that their service is of benefit to the local community. In such cases, there is a rateable value limitation of up to £12,000 and any applications will be reported to this Committee for approval.

3 ADDITIONAL RURAL SETTLEMENTS

- 3.1 Recent changes in the Legislation also now gives this Council the opportunity to add to the list of *Designated Rural Areas* from which "*Rural Settlements*" are identified. These new Rural Areas include the Parishes of Great Wakering and Hullbridge.

- 3.2 For Members Information the revised full list of *Designated Rural Areas* now includes the Parishes of:-

Ashingdon, Barling, Canewdon, Foulness, Great Wakering, Hullbridge, Paglesham, Rawreth, Stambridge and Sutton.

- 3.3 From this revised list the Head of Service, taking into account that the population must be less than 3,000, has identified an additional *Rural Settlement* within the Hullbridge Parish which can be known as **Lower Hockley** and is recommending below that it should be added to the *Rural Settlements List*, which comes into force from 1 April 2002.

- 3.4 For clarification this area constitutes mainly the Dome Caravan Site and surrounding area.

- 3.5 If this recommendation is approved the new *Rural Settlement List* to operate from 1 April 2002 will be:-

- South Fambridge in the area of Ashingdon.
- Barling Magna in the area of Barling.
- Canewdon in the area of Canewdon.
- Foulness in the area of Foulness Island.
- Lower Hockley in the area of Hullbridge.
- East End in the area of Paglesham.
- Church End in the area of Paglesham.
- Rawreth in the area of Rawreth.
- Battlesbridge in the area of Rawreth.
- Great Stambridge in the area of Stambridge.
- Sutton in the area of Sutton.

4 ENVIRONMENTAL IMPLICATIONS

- 4.1 None.

5 RESOURCE IMPLICATIONS

- 5.1 The "Take-up" as a result of the revisions to the Village Shop Rate Relief scheme is an unknown factor although it is considered that any additional costs would be small and could be met from the existing budget.

6 LEGAL IMPLICATIONS

- 6.1 Schedule 1 Local Government and Rating Act 1997 requires that Councils review their Rural Settlement List annually.

7 PARISH IMPLICATIONS

- 7.1 As a result of the revisions to the Scheme businesses within the various Parish Council areas may pay less Business Rate liability
- 7.2 As in the past, Parish Clerks will be asked to note the changes to the Relief scheme and notify this Council of any Businesses which may qualify for Relief within their Parish areas.

8 RECOMMENDATION

- 8.1 It is proposed that the Committee **RESOLVES**
- (1) That the revised *Rural Settlement Lis*, as detailed in paragraph 3.5 of this report, be approved for the Financial Year 2002/2003.
 - (2) That the other revisions to the Village Shop Relief Scheme be noted.
 - (3) That the revisions be drawn to the attention of the Parish Clerks.

S J Clarkson

Head of Revenue & Housing Management

Background Papers:

The Non-Domestic Rating (Designation of Rural Areas)(England) Order 2001.

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