



Your 2024/25 Business Rates Explained



Contents

page

3 - 4 Foreword from the Leader of the Council

5 General Explanatory Notes

5 Non-Domestic Rates

5 Business Rates Instalments

5 National Non-Domestic Rating Multiplier

6 Rateable Value

6 Revaluations

6 Business Rate Reliefs

7 Small Business Rates Relief

8 Charity and Community Amateur Sports Club Relief

8 Unoccupied Property Rate Relief

8 Transitional Rate Relief

8 Local Discounts

9 Rate Relief for Businesses in Rural Areas

9 Subsidy Control

9 Rating Advisers

9 Information Supplied with Demand Notices

10 Council Tax valuation bands

11 Capital Expenditure

11 Borrowing

11 Staffing

12 Parish Councils

12 What is your Parish spending?

12 Rugeley Town Council Precept

13 Hednesford Town Council Precept

14 The Environment Agency - Midlands Region

14 Trent Regional Flood and Coastal Committee

15 Statement concerning adult social care funding

16 Handy Contacts

Foreword from the Leader of the Council

Providing quality services that you can rely on - as cost effectively as possible - is fundamental to the work of Cannock Chase Council. Likewise, we are mindful of the continuing cost of living crisis and so we have kept the increase to our share of your Council Tax bill to 2.99%, which is below the current inflation rate and is the smallest needed to provide the services you value.

“ For the average Band D household that means a cost of £244 for the year (or £4.69 a week) for the many and varied services delivered by Cannock Chase Council. ”

In fact, we deliver services in over 40 different areas. Examples include collecting and recycling your waste, providing leisure and cultural facilities and services (via our partner Inspiring Healthy Lifestyles), award-winning parks and green spaces, housing and homelessness services, economic development to grow the local economy, planning and building control, and environmental health services including food safety and preventing fly-tipping.

Our priority areas and performance

We are currently half-way through our Corporate Plan for 2022-26, which has four priorities for the District: Economic Prosperity, Health and Wellbeing, The Community, and Responsible Council. You can see both our Corporate Plan and our Performance information on our website www.cannockchasedc.gov.uk

What we have achieved over the last 12 months

Our achievements during 2023 and the early months of 2024 were:

- Putting in place opportunities to improve skills levels for our young people via our excellent relationship with South Staffordshire College: Digital Skills Academy and new Construction Excellence facility backed by the Council with UK Shared Prosperity Funding (UKSPF) and local enterprise partnership money;
- Administering the £3m UKSPF scheme locally, including support to Staffordshire University to help local companies grow, digitise and adapt to climate change;
- Improving our play areas at Wellington Drive, Laburnum Avenue and Barnard Way (with Cannock Park progressing), and our tennis courts - including a new online booking system;
- Introducing a new Council website and a customer portal;
- Working with Amazon and our partners, following the company's decision to close its fulfilment centre, by promoting new jobs and training opportunities for those affected and seeking help; and
- Progressing regeneration in Cannock town centre and via the development of a much-needed specialist health care centre off Avon Road.

Looking ahead to 2024/25

Over the next 12 months, we will continue to focus on delivering our services in a timely manner and to the quality you expect. Key activities will include:

- Allocating more funding from the UKSPF to support business, growth and jobs - benefitting the whole District;
- Launching a new Health and Wellbeing strategy - a key part of our Health and Wellbeing corporate priority;
- Submitting detailed planning applications for the regeneration of Cannock town centre;
- Moving forward our commitment to tackling climate change by helping the whole District reduce overall emissions - following on from The Great Imagining Cannock Chase event in Cannock held in early March 2024; and
- Beginning to transform the way we work alongside our shared services partner, Stafford Borough Council, so we can become even more efficient and effective.

These key activities are in addition to the many day-to-day services we provide, many of them rather 'unsung' but all contributing to living and working successfully in our District.

Our Budget to fund our work in 2024/25

From its General Fund the Council aims to spend £15.703m (net income) in 2024/25. This money will be spent on providing all of the Council services.

Our separate Housing Revenue Account has a £24m budget to fund the District Council's Housing Services and comes from the rent that tenants pay us. An HRA Housing Investment Fund also exists to build new Council housing for those in high priority need and has been used most recently in Hawks Green and is funding new housing at the former Aelfgar School site in Rugeley.

Above all, we remain committed to protecting the frontline services you rely on during these challenging times. Our councillors and our staff will be doing their utmost over the next 12 months to serve you with the care and attention you rightly deserve.



Councillor Tony Johnson
Leader of Cannock Chase Council

General Explanatory Notes

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. Under the business rates retention arrangements introduced from 1st April 2013, authorities keep a proportion of the business rates paid locally. The money, together with revenue from council taxpayers, locally generated income and grants from central government, is used to pay for the services provided by local authorities in your area.



Further information about the business rates system, may be obtained at: www.gov.uk/introduction-to-business-rates and at the website of Cannock Chase District Council which is normally shown on your rate bill.

Business Rates Instalments

Payment of business rate bills is automatically set on a 10-monthly cycle. However, the Government has put in place regulations that allow ratepayers to require their local authority to enable payments to be made through 12 monthly instalments. If you wish to take up this offer, you should contact Cannock Chase District Council as soon as possible.

National Non-Domestic Rating Multiplier

The local authority works out the business rates bill for a property by multiplying the rateable value of the property by the appropriate non-domestic multiplier. There are two multipliers: the national non-domestic rating multiplier and the small business non-domestic rating multiplier. The Government sets the multipliers for each financial year, except in the City of London where special arrangements apply.

Ratepayers who occupy a property with a rateable value which does not exceed £50,999 will have their bills calculated using the lower small business non-domestic rating multiplier, rather than the national non-domestic rating multiplier.

The standard multiplier for the financial year is based on the previous year's multiplier adjusted to reflect the Consumer Price Index (CPI) inflation figure for the September prior to the billing year, unless a lower multiplier is set by the Government. The small business multiplier has been frozen for this financial year. The current multipliers are shown on the front of your bill.

Rateable Value

Apart from properties that are exempt from business rates, each non-domestic property has a rateable value which is set by the Valuation Office Agency (VOA), an agency of Her Majesty's Revenue and Customs. They compile and maintain a full list of all rateable values, available at www.gov.uk/voa

The rateable value of your property is shown on the front of your bill. This broadly represents the yearly rent the property could have been let for on the open market on a particular date specified in legislation. For the current rating list, this date was set as 1st April 2021.

The Valuation Office Agency may alter the valuation if circumstances change. The ratepayer (and certain others who have an interest in the property) can also check and challenge the valuation shown in the list if they believe it is wrong.



Further information about the grounds on which challenges may be made and the process for doing so can be found on the **VOA website: www.gov.uk/guidance/how-to-check-your-rateable-value-is-correct**

Revaluations

All non-domestic property rateable values are reassessed at revaluations. The most recent revaluation took effect from 1st April 2023. Revaluations ensure that business rates bills are up-to-date, more accurately reflect current rental values and relative changes in rents. Frequent revaluations ensure the system continues to be responsive to changing economic conditions.

Business Rate Reliefs

Depending on individual circumstances, a ratepayer may be eligible for a rate relief (i.e. a reduction in your business rates bill). There are a range of available reliefs. Some of the permanent reliefs are set out below but other temporary reliefs may be introduced by the Government at a fiscal event. You should contact Cannock Chase District Council for details on the latest availability of business rates reliefs and advice on whether you may qualify.



Further detail on reliefs is also provided at www.gov.uk/introduction-to-business-rates or at the website of Cannock Chase District Council which is normally shown on your rate bill.

Small Business Rates Relief

If a ratepayer's sole or main property has a rateable value which does not exceed an amount set out in regulations, the ratepayer may receive a percentage reduction in their rates bill for this property of up to a maximum of 100%. The level of reduction will depend on the rateable value of the property - for example eligible properties below a specified lower threshold will receive 100% relief, while eligible properties above the lower threshold and below a specified upper threshold may receive partial relief. The relevant thresholds for relief are set out in regulations and can be obtained from your local authority or at www.gov.uk/introduction-to-business-rates.

Generally, this percentage reduction (relief) is only available to ratepayers who occupy either -

- A** one property, or
- B** one main property and other additional properties providing those additional properties each have a rateable value which does not exceed the limit set in regulations.

The aggregate rateable value of all the properties mentioned in (b), must also not exceed an amount set in regulations. For those businesses that take on an additional property which would normally have meant the loss of small business rate relief, they will be allowed to keep that relief for a fixed additional period. Full details on the relevant limits in relation to second properties and the current period for which a ratepayer may continue to receive relief after taking on an additional property can be obtained from Cannock Chase District Council or at www.gov.uk/introduction-to-business-rates.

Certain changes in circumstances will need to be notified to the local authority by the ratepayer who is in receipt of relief (other changes will be picked up by the local authority). The changes which should be notified are -

- A** the property falls vacant,
- B** the ratepayer taking up occupation of an additional property, and
- C** an increase in the rateable value of a property occupied by the ratepayer in an area other than the area of the local authority which granted the relief.

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 of that and other charities), or for the purposes of the club (or of that and other clubs).

The local authority has discretion to give further relief on the remaining bill. Full details can be obtained from Cannock Chase District Council.

Unoccupied Property Rate Relief

Business rates are generally payable in respect of unoccupied non-domestic property. However, they are generally not payable for the first three months that a property is empty. This is extended to six months in the case of certain other properties (for example industrial premises).



Full details on exemptions can be obtained from Cannock Chase District Council or from gov.uk at www.gov.uk/apply-for-business-rate-relief.

Transitional Rate Relief

At a revaluation, some ratepayers will see reductions or no change in their bill whereas some ratepayers will see increases.

Transitional relief schemes are introduced at each revaluation to help those facing increases. Transitional relief is applied automatically to bills.



Further information about transitional arrangements may be obtained from Cannock Chase District Council or at www.gov.uk/introduction-to-business-rates.

Local Discounts

Local authorities have a general power to grant discretionary local discounts and to give hardship relief in specific circumstances. Full details can be obtained from the local authority.

Rate Relief for Businesses in Rural Areas

Certain types of properties in a rural settlement with a population below 3,000 may be entitled to full relief. The property must be the only general store, the only post office or a food shop and have a rateable value of less than £8,500, or the only public house or the only petrol station and have a rateable value of less than £12,500. The property has to be occupied. Full details can be obtained from Cannock Chase District Council.

Subsidy Control

The new UK subsidy control regime commenced from 4th January 2023. This new regime enables public authorities, including devolved administrations and local authorities, to deliver subsidies that are tailored for local needs. Public authorities giving subsidies must comply with the UK's international subsidy control commitments.



The subsidy control legislation provides the framework for a new, UK-wide subsidy control regime. Further information about subsidy control can be found on the [gov.uk](https://www.gov.uk) website at: www.gov.uk/government/collections/subsidy-control-regime

Rating Advisers

Ratepayers do not have to be represented in discussions about their rateable value or their rates bill. However, ratepayers who do wish to be represented should be aware that members of the Royal Institution of Chartered Surveyors (RICS - website www.rics.org) and the Institute of Revenues, Rating and Valuation (IRRV - website www.irrv.org.uk) are qualified and are regulated by rules of professional conduct designed to protect the public from misconduct. Before you employ a rating adviser or company you should check that they have the necessary knowledge and expertise, as well as appropriate indemnity insurance. Take great care and, if necessary, seek further advice before entering into any contract.

Information Supplied with Demand Notices

Information relating to the relevant and previous financial years in regard to the gross expenditure of the local authority is available at www.cannockchasedc.gov.uk/businessrates. A hard copy is available on request by writing to the council or at **01543 464282**.

Council Tax valuation bands

The Valuation Office Agency which is part of HM Revenue and Customs (not your local Council) has put every property into one of eight valuation bands.

A full list of valuation bands is available online at www.voa.gov.uk



Band	Range of values (based on 1991 prices)	Proportion of Band D Council Tax Payable
A	Up to £40,000	6/9
B	£40,001 to £52,000	7/9
C	£52,001 to £68,000	8/9
D	£68,001 to £88,000	1
E	£88,001 to £120,000	11/9
F	£120,001 to £160,000	13/9
G	£160,001 to £320,000	15/9
H	Over £320,000	18/9

The charge for each property band is as follows:-

Band	District £	County £	Fire £	Police £	Total £
A	162.67	1,029.76	57.85	182.38	1,432.66
B	189.78	1,201.39	67.49	212.78	1,671.44
C	216.89	1,373.01	77.13	243.17	1,910.20
D	244.00	1,544.64	86.77	273.57	2,148.98
E	298.22	1,887.89	106.05	334.36	2,626.52
F	352.44	2,231.15	125.33	395.16	3,104.08
G	406.67	2,574.40	144.62	455.95	3,581.64
H	488.00	3,089.28	173.54	547.14	4,297.96

Your Council Tax bill states which band applies to your home and your home's valuation is based on an estimate of how much it was worth on 1 April 1991. Price changes since that time won't affect the valuation.

In addition a further charge is included for the spending of Parish Councils where appropriate.

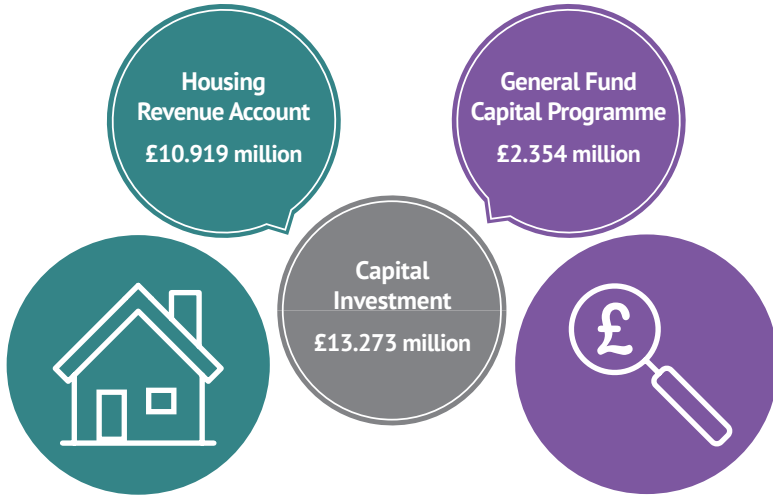
Why the increase in spend?

The Council's budget requirement for 2024/25 of £13.695 million is £609,000 more than in 2023/24. The following table identifies the major reasons for this:

	£'000s
Inflation and price increases	609
Waste changes to service	486
Changes in income	87
Savings	(611)
Other variations	38
Increase in budget requirement	609

Capital Expenditure

In 2024/25 Cannock Chase Council will be spending approximately £13.273 million on capital investment, which is split £10.919 million on the Housing Revenue Account and £2.354 million on the General Fund Capital Programme.



Areas of investment in the Housing Capital Programme include new build on the Aelfgar site and improvements to existing council housing including upgrading of central heating, kitchens, bathrooms and electrical systems. Funds have also been set aside for external and environmental works, disabled housing adaptations and sheltered scheme works.

Areas of Investment on the General Fund Capital Programme include works to Cannock park, CCTV, play areas, UK Shared prosperity investment fund and the purchase of replacement wheeled bins. Resources will continue to be made available for disabled facilities grants to private householders.

Borrowing

The Council's total outstanding debt at 31 March 2024 is estimated to be £81.6 million.

Staffing

Budgeted staffing for 2024/25 is shown in the following table with the previous year's figures as a comparison (part time staff are shown as full time equivalents):

	Full time equivalents 2023-24 £	Full time equivalents 2024-25 £
General Fund	323.3	320.3
Housing Revenue Account	125.1	125.7
	448.4	446.0

Parish Councils

Parish Councils tell Cannock Chase Council how much income they need from Council Tax (their 'precept'). This is paid for from the District Council's General Fund and is recovered by setting a parish tax for each Parish Council.

The detailed analysis has been provided by Rugeley/Hednesford Town Council in line with the Local Government Act 1992 which requires all Parish/Town Councils with a precept in excess of £140,000 to provide details of expenditure and income to Council Tax/National Non-domestic Rate payers.

What is your Parish spending?

2023-24 £	Parish	2024-25 £	Band D Equivalent
62,000	Brereton and Ravenhill	66,400	33.42
8,162	Bridgtown	8,330	12.90
4,272	Brindley Heath	4,272	16.89
12,330	Cannock Wood	12,811	31.32
116,127	Heath Hayes and Wimblebury	116,127	28.63
219,061	Hednesford	221,218	37.10
109,900	Norton Canes	114,500	42.03
317,393	Rugeley	329,908	61.90

Rugeley Town Council Precept

	Revenue Expenditure 2023-24 £	Revenue Expenditure 2024-25 £
Administration	136,742	133,836
Christmas	50,000	50,000
Council Office	44,635	45,508
Elections	1,000	0
Small grants	4,000	4,000
Other services	5,200	0
Neighbourhood Plan	85	0
Community events & regeneration	24,750	26,500
Rugeley Rose	211,533	198,144
Total gross expenditure	477,945	457,988
Income	120,209	128,080
Total net expenditure	357,736	329,908
Total precept	317,393	329,908



Hednesford Town Council Precept

	Revenue Expenditure 2023-24 £	Revenue Expenditure 2024-25 £
Council administration	94,000	74,828
CCTV	26,000	26,200
Town Centre maintenance	1,667	0
Christmas lights	7,000	7,500
Community events	3,000	5,250
Citizens Advice Grant	5,000	5,000
Community Grants	5,000	5,000
Pye Green Community Centre	89,868	84,131
Town Regeneration	37,359	28,805
Community Engagement	28,892	46,065
Farmers Market	10,800	0
Town Magazine	7,500	0
Total gross expenditure	316,086	282,779
Income	6,750	3,400
Income from Pye Green Community Centre	29,500	44,000
Income from Market	10,000	-
Contribution from reserves	50,775	14,161
Total precept	219,061	221,218
Total gross income	316,086	282,779
Total net expenditure	0	0



The Environment Agency - Midlands Region

The Council Tax (Demand Notices) (England) Regulations 2011.

The Environment Agency is a levying body for its Flood and Coastal Erosion Risk Management Functions under the Flood and Water Management Act 2010 and the Environment Agency (Levies) (England and Wales) Regulations 2011.

The Environment Agency has powers in respect of flood and coastal erosion risk management for 2369 kilometres of main river and along tidal and sea defences in the area of the Trent Regional Flood and Coastal Committee. Money is spent on the construction of new flood defence schemes, the maintenance of the river system and existing flood defences together with the operation of a flood warning system and management of the risk of coastal erosion. The financial details are:

Trent Regional Flood and Coastal Committee

	2023-24 000's	2024-25 000's	A change in the gross budgeted expenditure between years reflects the programme of works for both capital and revenue needed by the Regional Flood and Coastal Committee to which you contribute. The total Local Levy raised by this committee has increased by 2.0%.
Gross expenditure	£78,822	£82,164	
Levies raised	£2,268	£2,313	
Total Council Tax base	1,904	1,930	

The majority of funding for flood defence comes directly from the Department for the Environment, Food and Rural Affairs (Defra). However, under the new Partnership Funding rule not all schemes will attract full central funding. To provide local funding for local priorities and contributions for partnership funding the Regional Flood and Coastal Committees recommend through the Environment Agency a local levy.

The total Local Levy raised has increased from £2,268,110 for 2023/24 to £2,313,472 for 2024/2025



Statement concerning adult social care funding

The Secretary of State made an offer to adult social care authorities ('Adult social care authorities' are local authorities which have functions under Part 1 of the Care Act 2014, namely county councils in England, district councils for an area in England for which there is no county council, London borough councils, the Common Council of the City of London and the Council of the Isles of Scilly.)

The offer was the option of an adult social care authority being able to charge an additional 'precept' on its council tax without holding a referendum, to assist the authority in meeting its expenditure on adult social care from the financial year 2016-17. It was originally made in respect of the financial years up to and including 2019-20. If the Secretary of State chooses to renew this offer in respect of a particular financial year, this is subject to the approval of the House of Commons.



Handy Contacts

Cannock Chase Council Contact Centre	01543 462621
Web address	www.cannockchasedc.gov.uk
24 hour telephone payment line	0161 621 4113 or 01543 215020
To pay on-line	www.cannockchasedc.gov.uk/payonline
Business Rates enquiries	01543 464282
Business Rates online	www.cannockchasedc.gov.uk/businessrates
Council Tax enquiries	01543 464285
Council Tax online	www.cannockchasedc.gov.uk/counciltax
Benefits section	01543 464292
Valuation Office Agency website	www.gov.uk/voa/contact
Listing Officer, Valuation Office Agency	03000 501501
Staffordshire Fire and Rescue Service	Staffordshire Fire and Rescue Service Headquarters, Pirehill, Stone, Staffordshire, ST15 0BS www.staffordshirefire.gov.uk
	08451 221155 In an Emergency Dial 999
Staffordshire Police	Staffordshire Police Headquarters, Weston Road, Stafford, ST18 0YY www.staffordshire.police.uk/
	Police single non emergency number 101
	In an Emergency Dial 999
Staffordshire Commissioner (Police, Fire and Rescue, Crime)	Commissioner's Office, Block 9, Weston Road, Stafford, ST18 0YY PFCC@staffordshire-pfcc.gov.uk
Staffordshire County Council	1 Staffordshire Place, Stafford, Staffordshire, ST16 2DH www.staffordshire.gov.uk Main reception 0300 111 8000



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