

Your 2022/23 Business Rates Explained





Contents

	Page
Foreword from the Managing Director	4-5
Non-Domestic Rates	6
Business Rates Instalments	6
National Non-Domestic rating Multiplier	6
Rateable Value	7
Revaluations	7
Business Rate Reliefs	7
Small Business Rates Relief	8
Charity and Community Amateur Sports Club Relief	8
Unoccupied Property Rate Relief	9
Transitional Rate Relief	9
Local Discounts	9
State Aid	9
Rating Advisers	10
Information Supplied with Demand Notices	10
Council Tax valuation bands	11
Why the increase in spend?	11
Capital Expenditure	12
Borrowing	12
Staffing	12
Parish Councils	13
What is your Parish Spending?	13
Rugeley Town Council Precept	14
Hednesford Town Council Precept	15
The Environment Agency	16
Statement concerning adult social care funding	16
Handy Contacts	17



In what has been my first year as Leader of Cannock Chase Council, ably supported by my Cabinet colleagues, I am delighted to report that good progress has been made as we recover from the COVID-19 pandemic.

With a responsibility to protect our most vulnerable residents and to support the work of the NHS and the public health team at Staffordshire County Council, we have continued to provide our own response to COVID-19; paying £37m in business grants to help businesses, encouraging vaccine uptake, promoting testing to control the spread of the virus, advising numerous businesses on COVID-19 health and safety, re-opening our leisure centres as restrictions eased and ensuring the Council reception is reopened and is easily accessible for residents.

Council staff have worked hard to provide services over the past 12 months, and I am proud of the role they have played. We are united in wanting to improve the lives of residents across Cannock Chase District.

As we emerge from the pandemic, we are embarking upon our ambitious plans to improve the whole District - Rugeley, Hednesford, Cannock and all the surrounding villages.

In the last 12 months the Council successfully secured £20 million from the Government's Levelling Up Fund to regenerate Cannock, to eventually create an attractive destination with an improved leisure offer and a refurbished Prince of Wales Theatre.

Meanwhile, with a very different offer, the success of McArthurGlen Designer Outlet West Midlands complements our ambitions for the town centres. It has been such a success that plans for a new car park have been approved which will provide more capacity and assist in plans for a 'Phase 2' of retail development with more shops and eateries.

Since the demolition of the iconic cooling towers at Rugeley Power Station, work is underway to prepare the brownfield site which provides an exciting opportunity, not only for low carbon homes, but a new state of the art school, a neighbourhood centre, business and employment space, and a country park alongside the River Trent. Energy efficiency is firmly championed by the site owners EQUANS with the ongoing Zero Carbon Rugeley Project. It is one of just 12 pioneering programmes funded by the Government to pilot how to reduce emissions and costs while providing a boost for local regeneration in Rugeley.

“Taxpayers must receive value for money. This means waste collections that are reliable, a plan to deal with litter and the scourge of fly tipping, good quality homes for Council tenants, reassurance that local private sector landlords are adhering to good standards too, and safer streets. Council staff work hard to ensure this is the case.”

Our Budget

From its General Fund the Council aims to spend £13.237m (net income) in 2022/23. This money will be spent on providing Council services (as shown in the next page). Our separate Housing Revenue Account (HRA) has a £20m budget to fund the District Council's Housing Services and comes from the rent that tenants pay us. The Council has a 30-year sustainable Business Plan for its housing stock. An HRA Housing Investment Fund has been created amounting to £12.9m to build new Council houses for those in high priority need. Council tax will increase by 1.95% from 2022/23. This small increase will make a Band D property's council tax charge £230.04, an increase of £4.40 for the year, less than 9p per week. This enables the Council to protect services for you and your household.

Looking ahead to 2022/23

After a challenging couple of years, it is fair to say that there is huge expectation on having a much better next 12 months. At Cannock Chase Council we will do all we can to help our residents in that shared aspiration. Some of our ambitions include:

- Hosting a great mountain biking event as part of the Commonwealth Games on 3 August and reaping the legacy benefits for our local towns;
- Completing the works to Rugeley Leisure Centre;
- Supporting the District's first Chase Pride event on 3 September at Hednesford Park;
- Embarking on a programme of works to improve play areas and green spaces (including bridges and boardwalks) across the whole District;
- Officially opening the Hawks Green housing development - new, low energy housing built on reclaimed land at the Council's Depot; and
- Assessing how the Council and District can respond to our climate change commitment with the introduction of a costed action plan, and creation of stakeholder panels to engage on our plans to reduce Carbon Emissions.

Councillor Olivia Lyons
Leader of the Council

“We believe in strong community engagement and are looking at ways to enhance our relationship with our parish and town councils who deliver their own services to you. We all recall the incredible cooperation during the height of the pandemic with the voluntary sector and community groups: our aim is to build upon that.”

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.

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 (and who are not entitled to certain other mandatory relief[s] or are liable for unoccupied property rates) will have their bills calculated using the lower small business non-domestic rating multiplier, rather than the national non-domestic rating multiplier.

The multiplier for a 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. The current multipliers are shown on the front of your bill.

Revaluations

All non-domestic property rateable values are reassessed at revaluations. The most recent revaluation took effect from 1st April 2017. 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 temporary reliefs are often introduced by the Government at Budgets. 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, and you may receive partial tapered relief up to a specified upper threshold. 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).

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. This relief has been funded by limiting the reduction in bills for those who have benefitted from the revaluation. Transitional relief is applied automatically to bills.

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.

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.

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	153.36	934.20	53.57	165.71	1,306.84
B	178.92	1,089.90	62.49	193.33	1,524.64
C	204.48	1,245.60	71.42	220.95	1,742.45
D	230.04	1,401.30	80.35	248.57	1,960.26
E	281.16	1,712.70	98.21	303.81	2,395.88
F	332.28	2,024.10	116.06	359.05	2,831.49
G	383.40	2,335.50	133.92	414.28	3,267.10
H	460.08	2,802.60	160.70	497.14	3,920.52

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?

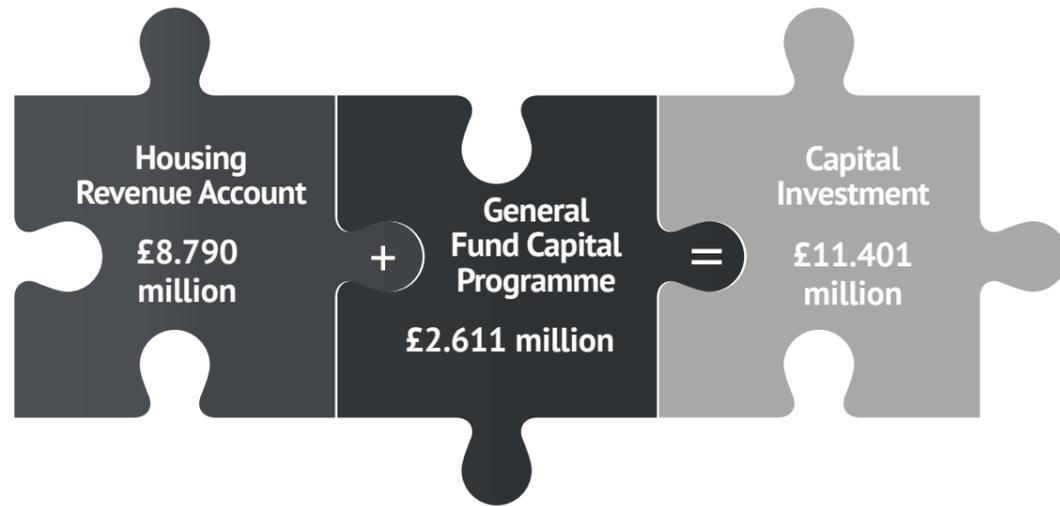
The Council's budget requirement for 2022/23 of £12.425 million is £652,000 more than in 2021/22. The adjacent table identifies the major reasons for this:



	£'000s
Inflation and price increases	310
Waste changes to service	339
Changes in income	165
Use of Reserve	(723)
Change in use of working balance	210
Other variations	351
Increase in budget requirement	652

Capital Expenditure

In 2022/23 Cannock Chase Council will be spending approximately £11.401 million on capital investment, which is split £8.790 million on the Housing Revenue Account and £2.611 million on the General Fund Capital Programme.



Areas of investment in the Housing Capital Programme include 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 Stadium development works, play areas 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 2022 is estimated to be £82 million.

Staffing

Budgeted staffing for 2022/23 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 2021-22 £	Full time equivalents 2022-23 £
General Fund	326	326.4
Housing Revenue Account	121.8	123.8
Budget requirement	447.8	450.2

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.

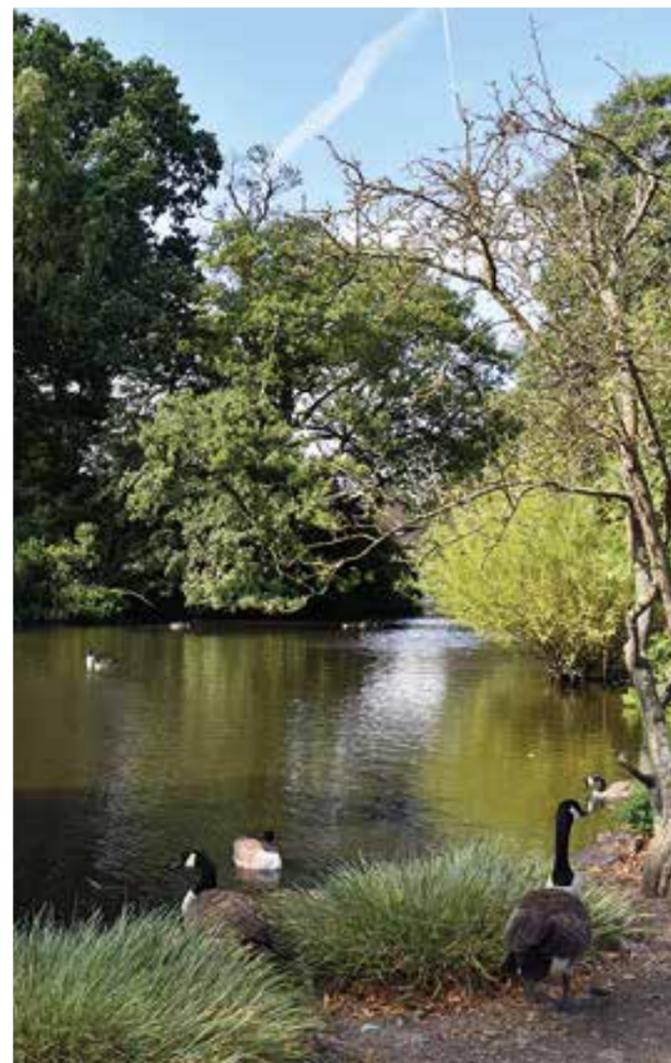
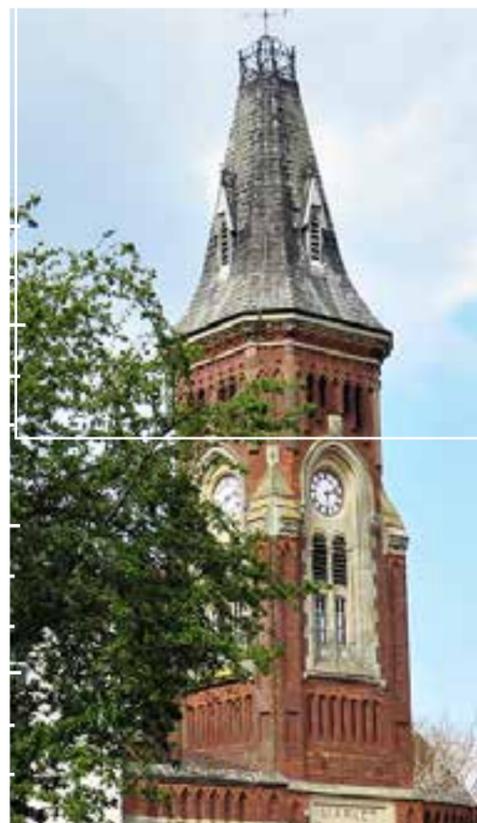
The detailed analysis has been provided by Rugeley/Hednesford Town Council in line with the Local Government Act 1992 which requires all Parish/Town Councils with a precept in excess of £140,000 to provide details of expenditure and income to Council Tax/national non-domestic rate payers.

What is your Parish spending?

2021-22 £	Parish	2022-23 £	Band D Equivalent
62,969	Brereton and Ravenhill	62,550	31.90
7,500	Bridgtown	7,848	12.51
4,000	Brindley Heath	4,055	16.10
11,400	Cannock Wood	11,856	29.13
110,000	Heath Hayes and Wimblebury	112,500	27.86
196,850	Hednesford	202,750	35.32
96,063	Norton Canes	102,180	39.15
303,634	Rugeley	315,502	59.70

Rugeley Town Council Precept

	Revenue Expenditure 2021-22 £	Revenue Expenditure 2022-23 £
Administration	91,525	117,341
Christmas	39,000	42,900
Council Office	32,406	38,960
Elections	0	0
Small grants	4,000	4,000
Other services	41,706	4,160
Neighbourhood Plan	5,000	5,000
Community events & regeneration	22,500	32,500
Rugeley Rose	169,711	158,261
Total gross expenditure	405,848	403,122
Income	58,288	94,371
Total net expenditure	347,560	308,751
Total precept	303,634	315,502



Hednesford Town Council Precept

	Revenue Expenditure 2021-22 £	Revenue Expenditure 2022-23 £
Council administration	32,922	50,141
CCTV	24,000	30,582
Town Centre maintenance	4,000	2,000
Christmas lights	5,000	5,000
Community events	21,500	33,200
Citizens Advice Grant	5,000	5,000
Community Grants	6,000	9,000
Pye Green Community Centre	94,567	10,484
Town Regeneration	56,139	53,922
Community Engagement	22,412	35,170
Farmers Market	0	12,000
Town Magazine	8,000	9,000
Total gross expenditure	279,540	255,499
Income	23,070	32,338
Income from Pye Green Community Centre	28,000	12,000
Contribution from reserves	31,620	8,411
Total precept	196,850	202,750
Total gross income	279,540	255,499
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

Parish	2021-22 £'000s £	2022-23 £'000s £
Gross expenditure	58,034	60,839
Levies raised	2,180	2,224
Total Council Tax base (Band D property equivalents)	1,842	1,874

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%.

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 £2,180,037 in 2021/22 to £2,223,637 for 2022/23.

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
Main fax	01543 462317
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 email	businessrates@cannockchasedc.gov.uk
Council Tax enquiries	01543 464285
Council Tax email	counciltax@cannockchasedc.gov.uk
Benefits section	01543 464292
Valuation Office Agency website	www.gov.uk/voa/contact
Listing Officer, Valuation Office Agency	03000 501501
Staffordshire Commissioner (Fire and Rescue)	Fire HQ, Stoke-on-Trent and Fire Staffordshire and Rescue, Pirehill, Stone, ST15 0BS www.staffordshirefire.gov.uk
	08451 221155 In an Emergency Dial 999
Staffordshire Commissioner (Police and Crime)	Police Headquarters, PO Box 3167, Stafford, ST16 9JZ www.staffordshire.police.uk/
	Police single non emergency number 101
	In an Emergency Dial 999
Staffordshire County Council	St Chad's Place, Stafford, ST16 2LR www.staffordshire.gov.uk Main reception 0300 111 8000

If you would like to speak to a member of staff,
please contact **01543 464285**

