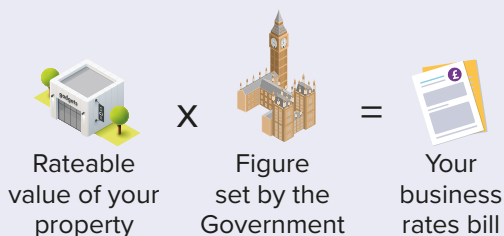


YOUR GUIDE TO BUSINESS RATES

2024
2025



How your business rates bill is calculated



Transitional Relief

Transitional relief limits how much your bill can change each year as a result of Business Rates revaluation

If you are eligible changes to your bill are phased in gradually, please see the table below.

Rateable value	2023 to 2024	2024 to 2025	2025 to 2026
Up to £20,000	5%	10% plus inflation	25% plus inflation
£20,001 to £100,000	15%	25% plus inflation	40% plus inflation
Over £100,000	30%	40% plus inflation	55% plus inflation

Collection Rates

The business rate collection rate for 2022/23 was 98.92%.

In monetary terms, the Council collected £42.813 million out of the £43.279 million due under the precept.

The Council will continue to collect outstanding sums owed until full collection has been achieved. At the time of publication, the projected Business Rate collection for 2023/24 was approximately 99%.

The estimated amount of business rates to be collected from rate payers in 2024/25 is £50.9 million. The Council expects to retain £6.4 million of this amount.

13%
Braintree
District Council

87%
Government, Essex
County Council and
Essex Fire & Rescue
Authority



Small Business Rate Relief

Ratepayers who are not entitled to other mandatory relief or are liable for unoccupied property rates and occupy a property with a rateable value which is below £51,000 will (subject to a small number of exemptions) have their bills calculated using the lower small business non-domestic rating multiplier, rather than the national non-domestic rating multiplier.

In addition, generally, if the sole or main property is shown on the rating list with a rateable value of less than £12,000 the ratepayer will receive 100% relief. If the property has a rateable value between £12,000 and £15,000, the ratepayer will receive relief based on a sliding scale between 100% and 0%. Apply online using www.braintree.gov.uk/raterelief

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 £2,899 and the total rateable value of all of the properties is less than £20,000.

Expanded Retail Discount

The 2024/25 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business.

Charitable and Discretionary Rate Relief

Charities and registered Community Amateur Sports Clubs (CASC) are entitled to 80% mandatory relief where the property is occupied by the charity or a CASC. Braintree District Council has discretion to give further discretionary relief up to 100% to non-profit making organisations and clubs. Apply online using www.braintree.gov.uk/raterelief

Supporting Small Business Relief

Supporting small business rates relief (SSB) has been introduced by Central Government with the aim to help those ratepayers who, as a result of the 2023 revaluation lost some or all of their small business or rural rate reliefs. This scheme will run for 3 years from 2023 to 2026

Rural Rate Relief

You could get rural rate relief if your business is in a rural settlement area with a population below 3,000.

You will not pay business rates if your business is in an eligible area and either:

- the only village shop or post office, with a rateable value of up to £8,500
- the only public house or petrol station, with a rateable value of up to £12,500.

Rating of Unoccupied Non-Domestic Properties

The unoccupied exemption applies to the property, not the liable person/company.

The owner of a non-domestic property becomes liable to unoccupied rates when the whole hereditament has been unoccupied for a continuous period of 3 months, or in the case of industrial property, 6 months.

If you become liable for a property which was previously unoccupied for 2 months, you will only be eligible for 1 further month exemption if the property remains unoccupied. A change of ownership will not give rise to a new period of exemption and the unoccupied charge is currently 100% of the occupied charge.

There are some exemptions from the unoccupied rate. For the full list please visit www.braintree.gov.uk/business

Appeals Against Business Rate bills

If you disagree with the amount you are asked to pay, because you are not the liable person, you feel that you are entitled to some type of relief, or that the property should be exempt, please contact the Business Rates team on 01376 557788.

For Appeals against your Rateable Value, please contact the Valuation Office Agency National Helpline on 03000 501501 or contact the VOA at www.gov.uk/contact-voa

Rating Advisers

Ratepayers do not have to be represented in discussions about rateable value or their rates bill. Appeals against rateable values can be made free of charge. 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, you should check that they have the necessary knowledge and expertise as well as the 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 spending by the council in the financial year is available at www.braintree.gov.uk/budget

Need more information?

Local authorities are no longer required to provide individual copies of explanatory notes when bills are issued but you can find more explanatory notes on our website www.braintree.gov.uk/business
A hard copy is available by writing to the Council or by calling us on **01376 557788**.



**SIGN UP to Open Portal to view
your Business Rate bill online,
request a bill, view instalments
and check payment dates.**

To register visit
www.braintree.gov.uk/opregister
You will need your bill
reference number.

For added security your password will
be posted within 7 days of registering.

You may need to download
Adobe Acrobat onto your device.

If you have any queries please
contact Revenues on **01376 557755**

Or email busrates@braintree.gov.uk

If you require this leaflet in an alternative format,
please call **01376 557788**

Our Business Rates Team can be contacted
on busrates@braintree.gov.uk or call **01376 557788**

Information correct at time of print, February 2024

