

SOLIHULL METROPOLITAN BOROUGH COUNCIL

RATE RELIEF – NOTES FOR GUIDANCE

The legal provisions are contained in sections 43, 45, 47, 48, 64 and 67 of the Local Government Finance Act 1988

MANDATORY RELIEF

Where the property is occupied by, or by trustees for, a charity and is wholly or mainly used for charitable purposes relief amounting to 80% of the full non-domestic rate charge shall be granted.

What is a charity ? (section 67 (10))

A charity is an institution or other organisation established for charitable purposes only or any persons administering a trust established for charitable purposes only.

On what type of property can relief be allowed ? (section 64 (10))

Property wholly or mainly used by a charity for the sale of donated goods, provided that the proceeds of sale (after deducting expenses) are applied for the purposes of the charity.

What happens when the property is empty ? (sections 43 (5), (6) and 45 (6))

When a charity is liable for an empty property, relief amounting to 80% of the charge is granted provided:

- The property is owned by, or by trustees for, the charity and
- The Council is notified, in writing, that it is intended that the property will be wholly or mainly used for the purposes of the charity.

Relief will continue to be allowed until either:

- The property ceases to be owned by the charity, or
- The intention for future use of the property ceases to be for charitable purposes, even though the charity remains the owner.

DISCRETIONARY RELIEF


The Council has discretion to grant additional relief of up to 20% of the charge in respect of any property qualifying for 80% mandatory relief.

The Council may also grant discretionary relief of up to 100% in the following circumstances:

- When a property is occupied by an organisation which is not established or conducted for profit whose main objects are charitable, philanthropic or religious or are concerned with education, social welfare, science literature or the fine arts.
- When a club, society or other organisation not established or conducted for profit occupies a property and it is wholly or mainly used for recreational purposes.

Return your application to: Business Rates, Income & Awards, PO Box 1761, Council House, Solihull, B91 9RR

If you need any assistance, please contact the Business Rates Team:

 0121-704 8154

Email: businessrates@solihull.gov.uk