



BUSINESS RATES DATA 2021/22 (ENGLAND)

2017 RATING REVALUATION

The current Revaluation began on 1st April 2017 and is anticipated to end on 31st March 2023. The current 2017 rating list had been due to expire in 2022, however the Government announced in July 2020 this would be extended to 2023 to 'provide greater certainty for firms affected by the impacts of the pandemic'. Further to this in the Autumn Statement of December 2020 the Government announced the small business multiplier for the 2021/22 rates year would be frozen at the same levels for 2020/21. Amid the COVID-19 pandemic, the focus has been on supporting the retail, leisure, hospitality and nursery (childcare) sectors, with little aid being afforded to other property uses. Aitchison Raffety are on hand to advise ratepayers in all property sectors regarding Business Rates mitigation.

UNIFORM BUSINESS RATE

		Large Property	Crossrail (Greater London Authorities)	City of London*	UBR 2019/20 ('Base': 0.491)	UBR 2020/21 ('Base': 0.499)	UBR 2021/22 ('Base': 0.499)
England (excl. City of London)	Up to £51,000	-	-	-	0.491	0.499	0.499
England (excluding London)	£51,000 and above	0.013	-	-	0.504	0.512	0.512
London Boroughs	£51,000-£70,000	0.013	-	-	0.504	0.512	0.512
London Boroughs	Over £70,000	0.013	0.020	-	0.524	0.532	0.532
City of London	Up to £51,000	-	-	0.008	0.497	0.507	0.507
City of London	£51,000-£70,000	0.013	-	0.008	0.510	0.520	0.520
City of London	Over £70,000	0.013	0.020	0.008	0.530	0.540	0.540

*The City of London Supplement was increased from 0.005 to 0.006 for the 2019/20 rate year and 0.006 up to 0.008 for 2020/21 and 2021/22

TRANSITIONAL RELIEF

Transitional relief is intended to limit the impact of large rises and falls in liability between rating revaluations. The maximum change in liability varies according to the size of the rateable value split into three bands as shown in the table below. The 2017 scheme sets a percentage cap on the amount by which rate liability can increase or decrease. The supplements detailed above are excluded from the transitional relief calculation. The percentage caps are as follows:

Transitional Relief Group	RV Band		Max Annual Liability Increase %					Max Annual Liability Reduction %				
	London	Rest of England	2017/18	2018/19	2019/20	2020/21	2021/22	2017/18	2018/19	2019/20	2020/21	2021/22
Small*	£0-£28,000	£0-£20,000	5	7.5	10	15	15	20	30	35	55	55
Medium	£28,001 - £100,000	£20,001 - £100,000	12.5	17.5	20	25	25	10	15	20	25	25
Large	>£100,000	>£100,000	42	32	49	16	6	4.1	4.6	5.9	5.8	4.8

* Support for small businesses losing Small Business Rate Relief to limit increases in their bills to the greater of £600 or the real terms transitional relief cap for small businesses each year.

EMPTY RATE RELIEF

Vacant properties may be entitled to empty rate relief. The relief is 100% for varying time periods, which are as follows:

Non-industrial: 3 months

Industrial: 6 months

Listed buildings: Until Re-occupied

SMALL BUSINESS RELIEF

If only one property is occupied small business relief may be available for premises with rateable values of up to £15,000, as detailed below:

Threshold	Criteria	Relief
RV £0-£12,000	Sole Non-Domestic Property	100% Relief
RV £12,000-£15,000	Sole Non-Domestic Property	Tapered Relief 100-0% (less 8.33% relief per £250 threshold above £12,000)

RETAIL, HOSPITALITY AND LEISURE RATE RELIEF

As part of the Spring Budget 2021, the Chancellor announced the extension of the expanded retail discount, which has provided 100% relief to occupiers within the Retail, Hospitality and Leisure sectors since April 2020. This relief will continue at 100% until 30 June 2021 then 66% between 1 July 2021 and 31 March 2021. The relief is capped at £2,000,000 if a business was forced to close by legislation on 5 January 2021 and £105,000 per business for those who were considered essential businesses and were able to remain open on 5th January 2021.

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