

**RURAL RATE RELIEF FOR RURAL POST OFFICES,
GENERAL STORES, FOOD STORES,
SMALL RURAL BUSINESSES, PUBLIC HOUSES AND
PETROL FILLING STATIONS
NOTES FOR GUIDANCE AND INFORMATION**

INTRODUCTION

1. If your business is the **only** Post Office or **only** General Store in a defined rural locality and has a rateable value of £8,500 or less it will qualify for a 50% Mandatory Rate Relief.
2. If your business is the **only** Public House or **only** Petrol Filling Station in a defined rural locality and has a rateable value of £12,500 or less, it will qualify for a 50% Mandatory Rate Relief.
3. If your business is a food store in a defined rural locality and has a rateable value of £8,500 or less it will qualify for 50% Mandatory Rate Relief.
4. The Council may use its' discretion to grant up to 100% Rural Rate Relief to small rural businesses which have a rateable value of £16,500 or less, and are situated in a defined rural locality.
5. The Council will assess all discretionary rate relief using a points system.

Please read the following guidance notes, which will assist you in completing the application form.

Note A:

How can you find out whether your Business is within a defined rural locality?

The Council has drawn up a list of rural localities based on settlements of 3,000 persons or less. To qualify for assistance your Business must fall within one of these settlements.

The current Rural Settlement List may be inspected at Customer Services, Bridge Buildings, Bideford, Devon EX39 2HT between 9.00 am and 4.30pm (Monday to Friday)

The Rural Settlement List is reviewed and published each December. Any changes are made effective from the following April. For instance a rural settlement may have to be removed from a future list if its population is found to have increased to in excess of 3,000 persons. Recipients currently in receipt of Financial Relief would then fail to qualify in future financial years. Alternatively it may be appropriate to add additional rural settlements to a future list.

Note B

What is the definition of a General Store?

For the purposes of this scheme a General Store is defined as a Business wholly or mainly for the sale of both food for human consumption (excluding confectionery) and general household goods.

Note C

What is the definition of a food store?

The food stores trade or business must consist wholly or mainly of the sale by retail of food for human consumption (excluding confectionary and excluding the supply of food in the course of catering).

Please note that restaurants, cafes, teashops and fast food shops will not qualify as food shops.

Food shops, (such as butchers that sell only a small amount of heated food) will be eligible for relief. If your business meets the above criteria, 50% mandatory relief will be granted.

Note D:

What is a small rural business?

The business must be the only one of its kind in the rural settlement and should be able to demonstrate that the situation of the business is exceptional and needed in the rural settlement it is situated in.

Further advice and information can be obtained from the Business Rates Team

Telephone: 01237 428700

Please complete the application form and enclose the business trading accounts for the last 2 years and return to:

Business Rates Team
Torridge District Council
Riverbank House
Bideford
Devon
EX39 2QG