

Business rates relief for voluntary and community sector organisations occupying premises in Haringey

Section 43(6) of the Local Government Finance Act 1988 makes it mandatory for local councils to offer 80% business rates relief to all registered charities¹ and community amateur sports clubs² (known as mandatory relief)

Beyond this mandatory relief, Haringey Council will use its discretionary power under Section 47 of the Local Government Finance Act (1988) to offer additional business rates relief to voluntary and community sector organisations occupying premises in Haringey if they match one of the three circumstances outlined below:

A) The organisation is using the premise as a youth centre, voluntary aided school or counselling centre

Haringey Council will use its discretion to offer 100% business rates relief to charities, not-for-profit and voluntary and community sector organisations that are providing the following facilities in Haringey:

1. Youth Centres – these are places run to provide activities and services to young people in the area
2. Voluntary aided schools – these are schools that are funded by Haringey Council, but where a charitable trust or voluntary sector organisation (such as a religious body like the Church of England) owns the land and is formally part of the governing body with responsibility for running the school
3. Counselling centres – these are places run to provide assistance and guidance in resolving personal, social or psychological problems and difficulties

We would expect any organisation applying for discretionary relief under this criterion to offer services or facilities that are open to and accessible for all groups of residents in the community to participate in.

B) The organisation is receiving funding from the Council

Funding includes grants, contracts (including funding from joint commissioning arrangements between the Council and other public agencies) and discounted rent under a community building model lease.

Haringey Council will use its discretion on a case by case basis to offer 100% relief on organisations receiving funding from the Council.

¹ A registered charity is a body that is registered and regulated by the Charities Commission

² Community amateur sports clubs are registered with HM Revenue & Customs and are defined by the [Corporation Tax Act \(CTA\) 2010 Part 13 Chapter 9](#) and [Community Amateur Sports Clubs Regulations 2015](#)

The case by case assessment for offering 100% relief to organisations that are funded by the Council will be based on the following information that will be requested on the relief application form:

1. Their funding arrangement with Haringey Council, including the date when the funding arrangement will come to an end
2. To outline how the additional discretionary relief applied for would directly support and be reinvested in the activities or initiative that Haringey Council is funding the organisation to undertake
3. Their social value for local residents and the community (this last point is the same information captured as for all VCOs applying for discretionary relief – see part B of the criteria below and Appendix A)

Any award of 100% relief made under this part of the policy would only last up until the organisation's present funding arrangement with the Council expires.

C) The organisation is not a registered charity or community amateur sports club, but is structured as a not-for-profit or voluntary and community sector organisation and is occupying premises in Haringey

Haringey Council will use its discretion to offer 80% relief off business rates to not-for-profit and voluntary and community sector organisations that are occupying premises in Haringey for the following uses:

- Charity headquarters / offices
- Charity shops and outlets that are reinvesting their profits into local social causes
- Ethnic and community centres
- Religious organisations
- Schools (outside of local authority control)
- Sports clubs and associations
- Theatre, arts and cultural groups
- Children's playgroups
- Employment and skills support services
- Organisations that promote health and wellbeing for local residents and a clean local environment
- Organisations that work with groups of residents who are vulnerable or have additional needs – e.g. working with those with special educational needs and disabilities, isolated individuals and children whose welfare is at risk

We would expect any organisation applying for discretionary relief under this criterion to offer services or facilities that are open to and accessible for all groups of residents in the community to participate in.

If the voluntary and community sector organisation satisfies one of the above circumstances, they will also have to complete the following requirements:

CRITERIA	REQUIREMENTS FOR OCCUPIER TO SATISFY
<p>Part A - Pre-qualifying conditions for all VCO applicants</p>	<p>Eligible organisations must be:</p> <ol style="list-style-type: none"> 1. Occupying rateable premises in Haringey 2. Not subject to investigation by the relevant regulator, which may include the Charity Commission, Ofsted or the Care Quality Commission 3. Able to evidence that accounts are up to date and filed with the appropriate national body 4. Set up as an organisation operating in the voluntary and community sector – they must be structured to reinvest their profits back into social causes. This for example would include registered charities, community amateur sports clubs, not for profit companies, community interest companies and social enterprises. 5. Demonstrate that they are operating in a transparent manner – local residents should be able to publically access information on the services or facilities that the organisation provides 6. Not already receiving discretionary relief on the premise occupied from Haringey Council 7. Not receiving more public-funded aid than EU State Aid de Minimus rules permit (an organisation must not have received public-funded aid to support commercial activities exceeding a total of 200,000 Euros over a 3 year period – this includes all reliefs, grants, subsidies and guarantees received from public bodies)
<p>Part B –complete a Social Value assessment form</p>	<p>As part of the application process for discretionary business rates relief, all voluntary and community sector organisation will be asked to outline how their services and activities add social value to the local community and for residents</p> <p>The information supplied on social value by applicants will be used as a source of intelligence to help inform discussions over future opportunities for the Council and VCOs to work more closely together for the benefit of residents</p> <p>If the organisation has already undertaken a social value assessment as part of another process (for example when previously applying for funding from Haringey Council or another public body), they may choose to submit a copy of this assessment as part of the application for discretionary relief</p> <p>Guidance on social value will accompany the application form for business rates relief, and this is included in Appendix A of this policy document</p>

Making the decision over offering discretionary business rates relief

Haringey Council will set out an application process for discretionary business rates relief that all organisations wanting to be considered will have to undertake. The application form and process will be reflective of the criteria and guidance outlined in this policy document.

If after assessing an application Haringey Council decides not to offer discretionary business rates relief, it will give its reasons for not doing so in writing to the applicant.

Under the Local Government Finance Act (1988) there is no right of appeal against the Council’s use of discretionary powers. However the Council will accept a ratepayer’s written request for a further review of the decision if the applicant has concerns that the decision has not been made within the framework set out in this policy document, and that this is supported by further written information or evidence and made within one calendar month of the decision.

Any review would be taken by a different person from the person who made the decision to which the review relates, and shall normally be carried out within 28 days from the date that the review request is received by the Council.

Appendix A – Social Value guidance

Haringey Council will ask voluntary and community organisations (VCO), when applying for discretionary relief on business rates, to outline in their application:

What social value does the organisation bring to Haringey?

The table below will be issued as guidance to VCO applicants for discretionary business rates relief over how they could demonstrate social value.

Social value criteria	What does it mean?	How can I demonstrate this?
1. Prevention and early help	People have access to early support to prevent problems or escalation of issues with community knowledge and capacity to support an early help approach.	Your organisation will be working in ways which: <ul style="list-style-type: none"> • avert or reduce the risk of crisis and supports recovery and/or; • address underlying issues e.g. family breakdown, drug & alcohol abuse, debt and/or; • support parenting/family life/needs of carers/home learning environment and/or; • signpost/connect with debt/financial education/housing/welfare support and/or; • reduce avoidable admissions to hospital/delayed discharge and/or; • engage communities in wellbeing and resilience and/or; • strengthen awareness of and links to sources of community support.

<p>2. Local employment</p>	<p>People have opportunities for training, skills and support to find and keep good quality employment, with increased employment of people with mental health problems.</p>	<p>Your organisation will be working in ways which:</p> <ul style="list-style-type: none"> • provide training, skills, volunteering, or employment for local people including where possible those facing the greatest barriers (people with mental health problems, disabilities, ex-offenders) and/or; • open up opportunities for young people and/or; • provide pathway activities e.g. volunteering, education, arts and creativity and/or; • demonstrate work-life balance/carers e.g. flexible working and/or; • offer opportunities for individual placement support in workplaces and/or; • use local businesses/social enterprises in the local supply chain.
<p>3. Healthy life expectancy</p>	<p>People have knowledge, information, opportunities and support to improve their health and wellbeing and to influence factors that affect their health.</p>	<p>Your organisation will be working in ways which:</p> <ul style="list-style-type: none"> • promote health and wellbeing opportunities for those most excluded and/or; • offer opportunities for physical activity/improved access and/or; • deliver opportunities for healthy eating/affordable healthy food/cooking skills and/or; • provide opportunities/training for communities to deliver themselves where this might increase uptake and/or; • bring people together to reduce social isolation and/or; • increase basic skills (literacy & numeracy).
<p>4. Equity and social inclusion</p>	<p>People with mental health problems experience better health, quality of life & independence and fewer barriers to achieving their goals.</p>	<p>Your organisation will be working in ways which:</p> <ul style="list-style-type: none"> • develop the assets/aspirations of disadvantaged groups and/or; • increase the engagement, participation, empowerment and influence of disadvantaged groups as well as those who use the service and/or; • provide additional opportunities/added value for individuals or groups facing greater social or economic barriers and/or; • increase access of the most disadvantaged & excluded e.g. financial inclusion, access to services, access to leisure, culture, sport, training, learning and/or; • reduce stigma and isolation e.g. supported self-help; befriending and/or; • utilise peer support & mentoring to connect people/groups/services/sectors.
<p>5. Building strong communities</p>	<p>People feel connected, involved, rich in networks and able to contribute in their communities,</p>	<p>Your organisation will be working in ways which:</p> <ul style="list-style-type: none"> • promote asset based community development approaches and/or; • increase the skills, capacity, leadership of Voluntary, Community, and Social Enterprises e.g. business

	<p>with increased participation among those who have been least represented in the past, delivered through:</p>	<p>support/facilities for community use and/or;</p> <ul style="list-style-type: none"> • build capacity for co-production and/or; • reduce crime/anti-social behaviour and/or; • inspire and involves young people and/or; • channel profits/resources into philanthropy/community trust/sponsor awards/ contributes 'in kind' e.g. to time bank and/or; • add value to the local community e.g. staff volunteering, sharing facilities, complementary services delivered to community.
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