

CABINET

5 December 2012

NON-DOMESTIC RATES – RURAL SETTLEMENT LIST 2013/14

REPORT OF HEAD OF REVENUES

Contact Officer: Gill Cranswick Tel No: 01962 848190

RECENT REFERENCES:

None.

EXECUTIVE SUMMARY:

One of the criteria for awarding non-domestic rate relief for village shops, post offices or village food stores is that the premises must be “within the boundaries of a qualifying settlement”, as outlined under Section 42A of the Local Government Finance Act 1988.

The settlement list must be compiled and approved by the Council three months prior to the commencement of the financial year for which it is effective, and during this three months it must be made available for Public Inspection. The whole of England is treated as rural, apart from urban areas that have a population of more than 10,000. Maps issued by the former Department of Transport, Local Government and the Regions (DTLR) designate rural areas. For Winchester City Council, the map indicates that the whole of the District is to be treated as rural, apart from the Winchester Town area. The map is the starting point for compiling the settlement list with the criteria that each settlement must:

- Be wholly or partly within the authority’s area;
- Appear to the billing authority to have had a population of 3,000 or less on the preceding 31st December; and
- Be wholly or partly within a designated rural area (as specified in a designation order).

The settlement list as outlined in Appendix A has been compiled with the assistance

of the Strategic Planning Team, as in previous years. As part of the initiative to streamline the Council's decision-making processes it is also recommended that updating the list in future years be undertaken under the portfolio-holder decision-making scheme. This still provides an opportunity for all Members to make an input.

RECOMMENDATIONS:

1. That the list of Rural Settlements shown in Appendix A be approved for the year 2013/14.
2. That the Scheme of Delegation to Portfolio Holders (as set out in Part 3, Section 3 of the Council's Constitution) be amended to enable approval of the Rural Settlement list in future years to be delegated to the Portfolio for Finance and Administration.

OTHER CONSIDERATIONS:

1 **SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS
(RELEVANCE TO):**

- 1.1 Relevant to the strategic priority of being an efficient and effective Council.

2 **RESOURCE IMPLICATIONS:**

- 2.1 The Mandatory element of any relief granted has previously been funded by the National Non-Domestic Rating Pool, and the Discretionary element was funded 75% by the NNDR Pool, and 25% by the Council. However, with effect from 1 April 2013 there will be a change to funding arrangements for Non-Domestic Rates and the Council will effectively fund 40% of all relief given for both mandatory and discretionary elements.
- 2.2 During the current year approximately £38,400 will be awarded in Mandatory and Discretionary Rural Rate Relief. The cost of that relief in the current financial year would be £5,500. However, due to the change in funding arrangements (see para 2.1) the cost of that relief in the next financial year (2013/14) will be £15,360 to this Council. The Council has an existing baseline budget for all rate reliefs (£114, 646) which includes an element for the cost of rural rate relief. The future cost to the Council is under review due to the accounting changes relating to the localisation of Business Rates. In future this will be accounted for in the Collection Fund.

3 **RISK MANAGEMENT ISSUES:**

None

4 **BACKGROUND DOCUMENTS:**

None

APPENDICES:

Appendix A – Rural Settlement List 2013/14 (Note: the relevant Local Plan Inset Maps can be viewed on the Council's web site – www.winchester.gov.uk - and at the Customer Service Centre in the City Offices)

RURAL SETTLEMENT LIST

2013-2014

In accordance with SECTION 42A of the Local Government Finance Act 1988 the following is the Rural Settlement List for Winchester City Council.

The following settlements are based on parish boundaries:

Beauworth	
Bighton	
Bishops Sutton	
Bishops Waltham -	with the exception of those properties within the boundary H.3 of Inset Map No 1 of the Winchester District Local Plan Review (2006)
Boarhunt	
Bramdean & Hinton Ampner	
Cheriton	
Chilcomb	
Colden Common -	with the exception of those properties within the boundary H.3 of Inset Map No 3 of the Winchester District Local Plan Review (2006)
Compton and Shawford	
Corhampton and Meonstoke	
Crawley	
Curdridge	
Denmead -	with the exception of those properties within the Boundary H.3 of Inset Map No 7 of the Winchester District Local Plan Review (2006)
Droxford	
Durley	
Exton	
Hambledon	
Headbourne Worthy -	with the exception of those properties within the Boundary H.3 of Inset Map No 12 of the Winchester District Local Plan Review (2006)
Hursley	
Itchen Stoke and Ovington	
Itchen Valley	
Kilmeston	
Kings Worthy -	with the exception of those properties within the Boundary H.3 of the Inset Map No 12 of the Winchester District Local Plan Review (2006)

Littleton and Harestock -	with the exception of those properties in the area known as Harestock shown within the Boundary H.3 of the Inset Map No 31 of the Winchester District Local Plan Review (2006)
Micheldever New Alresford -	with the exception of those properties within the Boundary H.3 of the Inset Map No 16 of the Winchester District Local Plan Review (2006)
Northington Old Alresford	
Otterbourne Owslebury Soberton Southwick and Widley Sparsholt Tichborne Twyford Upham Warnford West Meon Whiteley -	with the exception of those properties within the Boundary H.3 of the Inset Map No 29 of the Winchester District Local Plan Review (2006)
Wonston	

The following settlements are not based on parish boundaries:

Knowle	as indicated within the boundary H.3 on Inset Map No 13 of the Winchester District Local Plan Review (2006)
Shedfield	as indicated within the Blue Boundary shown on the map held within the Revenues Division
Shirrell Heath	as indicated within the Red Boundary shown on the map held within the Revenues Division
South Wonston	as indicated within the Boundary H.3 on Inset Maps No 19 (South Wonston Map 1 and South Wonston Map 2) of the Winchester District Local Plan Review (2006)
Swanmore	as indicated within the Boundary H.3 on Inset Maps No 24 (Swanmore Map 1 and Swanmore Map 2) of the Winchester District Local Plan Review (2006)
Waltham Chase	as indicated within the Boundary H.3 on Inset Map No 26 of the Winchester District Local Plan Review (2006)
Wickham	as indicated within the Boundary H.3 on Inset Map No 30 of the Winchester District Local Plan Review (2006)