STATUTORY INSTRUMENTS

2016 No. 317

RATING AND VALUATION, ENGLAND

The Non-Domestic Rating (Designated Areas etc.) Regulations 2016

Made - - - -	*9th March 2016*
Laid before Parliament	*10th March 2016*
Coming into force - -	*1st April 2016*

The Secretary of State for Communities and Local Government makes these Regulations in exercise of the powers conferred by section 143(1) and paragraphs 8 and 39 of Schedule 7B to the Local Government Finance Act 1988(**1**).

These Regulations are made with the consent of the Treasury in accordance with paragraphs 8(3) and 39(13) of that Schedule.

Citation and commencement

1.—(1) These Regulations may be cited as the Non-Domestic Rating (Designated Areas etc.) Regulations 2016.

(2) These Regulations come into force on 1st April 2016.

Application

2. These Regulations apply in relation to England only.

Interpretation

3. In these Regulations—

"the 1988 Act" means the Local Government Finance Act 1988;

"baseline amount", in relation to a billing authority, means the amount calculated under Part 3 of Schedule 2 in respect of a designated area for a specified year;

"billing authority" means a billing authority in England all or part of whose area falls within a designated area;

"designated area" means an area designated under regulation 4(1);

(**1**) 1988 c. 41. Schedule 7B was inserted into the Local Government Finance Act 1988 by section 1 of, and Schedule 1 to, the Local Government Finance Act 2012 (c. 17).

"local list" means a local non-domestic rating list(**2**);

"non-domestic rating income", in relation to a billing authority, means the amount calculated under Part 2 of Schedule 2 in respect of a designated area for a specified year;

"period of designation" has the meaning given in regulation 4(2);

"preceding year" means the chargeable financial year(**3**) immediately preceding the specified year for which a calculation under Part 3 of Schedule 2 is made;

"revaluation year" means a year in which a local list must be compiled under section 41 of the 1988 Act;

"Schedule 7B" means Schedule 7B to the 1988 Act;

"small business non-domestic rating multiplier", in relation to a chargeable financial year, means the small business non-domestic rating multiplier for that year determined under Part 1 of Schedule 7 to the 1988 Act(**4**); and

"specified year" means a chargeable financial year falling within the period of designation.

Designation of areas

4.—(1) The areas listed in Schedule 1 are designated for the purposes of these Regulations.

(2) The designation of those areas takes effect on 1st April 2016 and has effect for the period of 25 years beginning on that date ("period of designation").

Proportion of non-domestic rating income for a designated area to be disregarded

5.—(1) Part 1 of Schedule 2 provides rules for calculating the proportion of a billing authority's non-domestic rating income in respect of a designated area for a specified year.

(2) The proportion is to be disregarded for the purpose of calculations under—

(a) any of the following provisions of Schedule 7B—

(i) paragraph 6 (payments in respect of the central share);

(ii) paragraph 13 (calculations following local government finance report);

(iii) paragraph 16 (calculations following amending report);

(iv) paragraph 23 (calculations of levy payments)(**5**);

(v) paragraph 26 (calculations of safety net payments)(**6**);

(vi) paragraph 30 (calculations relating to distribution of remaining balance)(**7**); or

(b) regulations made under any of the following provisions of Schedule 7B—

(i) paragraph 7 (administrative arrangements for payments in respect of the central share);

(ii) paragraph 9 (payments by billing authorities to major precepting authorities);

(iii) paragraph 10 (administrative arrangements for payments by billing authorities to major precepting authorities);

(iv) paragraph 28 (calculations of payments on account).

(**2**) See section 41(1) of the 1988 Act for the meaning of "local non-domestic rating list".
(**3**) See section 145(1) of the 1988 Act for the meaning of "chargeable financial year".
(**4**) Relevant amendments were made to Schedule 7 by section 62 of the Local Government Act 2003 (c. 26).
(**5**) The calculation under paragraph 23 must be made in accordance with regulations under paragraph 22.
(**6**) The calculation under paragraph 26 must be made in accordance with regulations under paragraph 25.
(**7**) The calculation under paragraph 30 must be made in accordance with the basis of distribution specified in the regulations under that paragraph.

Amendment of Non-Domestic Rating (Rates Retention) Regulations 2013

6.—(1) The Non-Domestic Rating (Rates Retention) Regulations 2013(**8**) are amended as follows.

(2) In paragraph 1(1) of Schedule 2 (qualifying relief for deduction from central share), in the definition of "red area" for "maps numbered 1 to 86" substitute "maps numbered 1 to 29, 31 to 46 and 48 to 178".

We consent

David Evennett
George Hollingbery
Two of the Lords Commissioners of Her
7th March 2016 Majesty's Treasury
Marcus Jones
Parliamentary Under Secretary of State
Department for Communities and Local
9th March 2016 Government

(**8**) S.I. 2013/452. Amended by S.I. 2014/96 and 2015/628.

SCHEDULE 1

Regulation 4

Local retention of non-domestic rates: designation of areas

1. Each of the areas listed in column 2 of the table in this Schedule is designated by reference to the area or areas bounded externally by the outer edge of the blue line shown on the map specified in column 1 of the table.

2. A reference in this Schedule to a map is to one of the maps numbered 1 to 113 and entitled "Maps referred to in Schedule 1 to the Non-Domestic Rating (Designated Areas etc.) Regulations 2016", of which prints, signed by a member of the Senior Civil Service in the Department for Communities and Local Government, are deposited and available for inspection at the offices of the Secretary of State for Communities and Local Government and, in relation to each map, at the offices of the billing authority to which the map relates.

3. For the purposes of determining a designated area, where part only of a hereditament is situated within an area shown on a map, the whole of the hereditament is taken to be included within that designated area.

Numbered map (Column 1)	Designated area (Column 2)	Billing authority (Column 3)	Value of J (£) (see paragraph 3(2) of Schedule 2) (Column 4)
1	Luton Airport	Luton Borough Council	4,741,488
2	MIRA	Hinkley and Bosworth District Council	0
3	Tees Valley Growth Extension: Central Park	Darlington Borough Council	30,538
4	Tees Valley Growth Extension: Middlesborough historic Quarter	Middlesbrough Borough Council	3,275,726
5	Tees Valley Growth Extension: Northshore	Stockton-on-Tees Borough Council	117,821
6	Wirral Waters Enterprise Site	Wirral Metropolitan Borough Council	848,833
7	Greater Manchester Life Sciences: MSP Central Campus	Manchester City Council	658,978
8	Greater Manchester Life Sciences: CMFT Site	Manchester City Council	4,928,358
9	Ceramic Valley: Chatterley Valley West	Newcastle-under-Lyme Borough Council	0
10	Ceramic Valley: Chatterley Valley East	Stoke-on-Trent City Council	335,099

Numbered map (Column 1)	Designated area (Column 2)	Billing authority (Column 3)	Value of J (£) (see paragraph 3(2) of Schedule 2) (Column 4)
11	Ceramic Valley: Tunstall Arrow	Stoke-on-Trent City Council	0
12	Ceramic Valley: Highgate/ Ravensdale	Stoke-on-Trent City Council	41,905
13	Ceramic Valley: Etruria Valley	Stoke-on-Trent City Council	20,090
14	Ceramic Valley: Cliffe Vale	Stoke-on-Trent City Council	30,603
15	New Anglia: Sproughton Road	Mid Suffolk District Council	0
16	New Anglia: Futura Park	Ipswich Borough Council	0
17	New Anglia: Mill Lane	Mid Suffolk District Council	0
18	New Anglia: Nar Ouse	Borough Council of Kings Lynn & West Norfolk	0
19	New Anglia: Norwich Research Park	South Norfolk District Council	193,777
20	New Anglia: Princes Street	Ipswich Borough Council	184,678
21	New Anglia: Scottow Enterprise Park	North Norfolk District Council	0
22	New Anglia: Suffolk Business Park	St Edmundsbury Borough Council	0
23	New Anglia: Waterfront Island	Ipswich Borough Council	0
24	New Anglia: Egmere Business Zone	North Norfolk District Council	0
25	Carlisle Kingmoor Park	Carlisle City Council	1,524,084
26	Humber Enterprise Zone: Bird’s Eye	Hull City Council	0
27	Humber Enterprise Zone: Priory Park	Hull City Council	0
28	Humber Enterprise Zone: Former Cavaghan and Gray	Hull City Council	0
29	Humber Enterprise Zone: Benchmark Pods	Hull City Council	17,255