

<b>REPORT TO:</b>	Executive Board
<b>DATE:</b>	17 <sup>th</sup> November 2022
<b>REPORTING OFFICER:</b>	Operational Director Economy, Enterprise & Property
<b>PORTFOLIO:</b>	Leader
<b>SUBJECT:</b>	Business Rates Action Areas
<b>WARDS:</b>	Borough-wide

## **1.0 PURPOSE OF THE REPORT**

In July 2018 Executive Board approved the Business Rates Action Areas and agreed the first 5 year pilot would commence on Astmoor in April 2019. Other locations would follow when local circumstances were considered to be favourable.

Conditions are now favourable at 3MG. There are a number of new developments and more in the pipeline. This report covers two sites at 3MG occupied by Warburtons.

## **2.0 RECOMMENDATION: That the Executive Board approves Business Rates Relief to Warburtons.**

## **3.0 SUPPORTING INFORMATION**

Successful applicants to the Business Rates Action Areas scheme can benefit from up to 100% business rates discount in year one, 75% discount in year 2 and 50% discount in year 3. The company is required to meet subsidy control regulations, which at present allows a company to access up to £325,000 of public funding over a three-year rolling period.

In return for operating the scheme the Council has access to a company's employment data and is the 'first port of call' for all recruitment. The employment data is of particular importance, as 3MG was awarded £9m of grant funding from BEIS for the 3MG development and, therefore, the scheme supports the Council in meeting its job creation targets which are a key grant condition.

## **4.0 POLICY IMPLICATIONS**

The applications to the scheme are in line with the Business Rates Action Areas which is a Council policy.

## **5.0 FINANCIAL IMPLICATIONS**

Warburtons – rates payable £123,392 per annum.  
Rates relief would equate to £277,632 across the 3 years.  
Clawback reduced by £406,149 in April 2023.

## **6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES**

The Business Rates Action Areas were proposed in order to accelerate development, job creation and business rates income.

## **7.0 RISK ANALYSIS**

The scheme is available to all businesses within the Action Areas and, therefore, does not advantage any business over another.

## **8.0 EQUALITY AND DIVERSITY ISSUES**

No adverse impact.

## **9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972**

None under the meaning of the Act.