

Buckinghamshire Enterprise Zone Business Rates Relief policy

This policy identifies the circumstances in which Buckinghamshire Council will grant business rate relief to occupiers of non-domestic properties located within the Buckinghamshire Enterprise Zone.

Businesses that occupy property in the Buckinghamshire Enterprise Zone may be eligible for a discretionary relief of up to 100% of the business rates payable, up to a limit of £55,000 per year and a maximum of £275,000 in any 5-year period subject to meeting the criteria set out within this policy. This will be subject to State Aid limits.

In applying for the relief, businesses will need to demonstrate how their business supports the Buckinghamshire Enterprise Zone aim of supporting the growth of the following target employment sectors:

- **Silverstone Park:** High Performance Technology & Motorsport and related supply chain activities;
- **Westcott Venture Park:** Space, Satellite Applications, Unmanned Airborne Vehicles and related supply chain activities; and
- **Aylesbury East/Aylesbury Woodlands:** Agri-Food, Health and related supply chain activities

For this purpose, businesses will need to demonstrate their involvement in the sectors targeted by the Enterprise Zone and provide appropriate evidence. Applicants for business rate relief will be assessed following the completion and submission of the Buckinghamshire Enterprise Zone Business Rate Relief Application Form. The business rate relief will be awarded where the business demonstrates that they will meet the policy criteria.

Applications will be assessed by The Enterprise Zone Team and applications will normally be determined within two weeks of receipt. The outcome of the assessment will be notified to the applicant in writing.

Business Rate Enterprise Zone Relief Scheme criteria

To qualify for relief:

- a. First occupation of the premises must take place after the Commencement Date for operation of the Enterprise Zone (after 1st April 2016 and prior to March 31st 2021).
- b. The whole or part of the property must be situated within the defined boundary of the Buckinghamshire Enterprise Zone as shown on the maps in Appendix A.
- c. The business occupying the property must satisfy the sector test defined in Appendix B.
- d. The award of relief will be made on an annual basis and the business will be required to reapply each year.
- e. The business premises must be occupied in accordance with section 43 of the Local Government Finance act 1988. State Aid de minimus limits must not be exceeded (See Appendix C for details of what classes as State Aid and the limits);
- f. If a business moves into the Buckinghamshire EZ
- g. Enterprise Zone after 1st April 2016 is an existing Buckinghamshire based business they will need to demonstrate that they cannot find any premises outside the EZ sites which are suitable for them and/or any developers that are willing to build them any suitable premises. This helps to safeguard against displacement.

Buckinghamshire Council retains the right to exercise discretion on a case by case basis.



Appeals

In circumstances where an application for business rate relief has been declined, the applicant may appeal for the decision to be reconsidered. A request for appeal should be made in writing to the Head of Enterprise Zone Development, no later than one month after the date of the determination. Appeals will be considered in consultation with the Director of Economy Growth and Regeneration and Council's Finance Services, and this decision will be final.

Monitoring

The Business Rate Relief is subject to annual monitoring to make sure that the qualifying business is still eligible for the relief, namely to ensure that the business is still in the sector and remains in occupation of the premises. The business will be required to complete an Annual Evaluation Form which will require the business to report on progress made against the plans described on their application form.

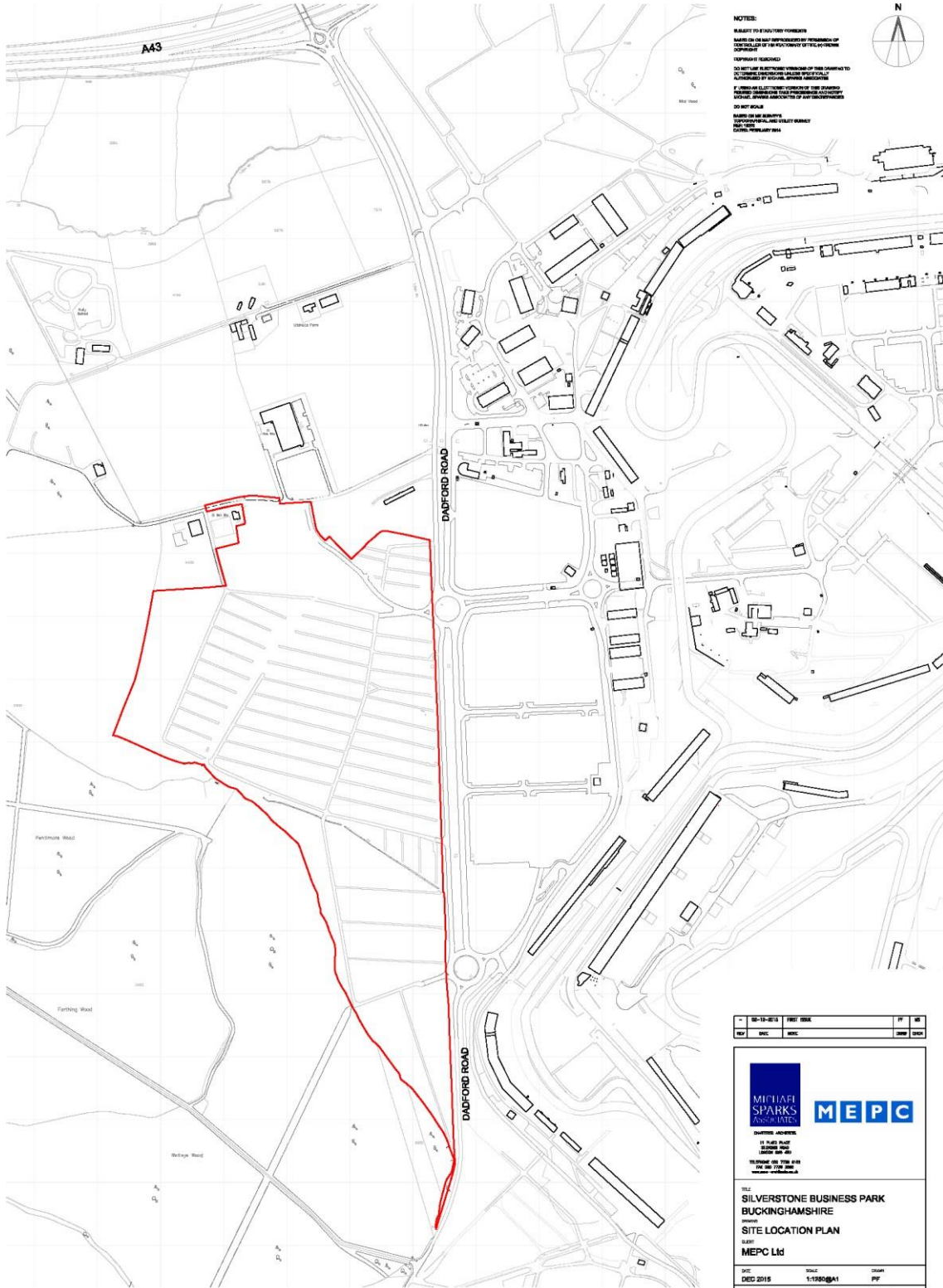
There are no powers of claw back. But the relief can be withdrawn for future years.

On-going relief will not be unreasonably withheld, but businesses will only be granted relief for one financial year at a time and relief will automatically terminate at the end of the financial year for which it is granted.

In cases where State Aid de minimus levels would be exceeded, relief will be terminated with immediate effect. Each case will be considered on its merits.

Appendix A: Buckinghamshire Enterprise Zone Site Boundaries

Silverstone Park



NOTES:
 SUBJECT TO FURTHER COMMENTS
 BASED ON THE BEST REPRESENTATION OF INFORMATION ON
 THE DATE OF THE PRODUCTION OF THIS DOCUMENT
 COPYRIGHT RESERVED
 DO NOT USE ELECTRONIC VERSION OF THIS DOCUMENT TO
 REPRODUCE OR TRANSMIT INFORMATION UNLESS SPECIFICALLY
 AUTHORIZED BY ORIGINAL AUTHOR(S)
 IF YOU ARE ELECTRONIC VERSION OF THIS DOCUMENT
 PLEASE CONTACT THE ORIGINAL AUTHOR(S) FOR PERMISSION TO
 REPRODUCE OR TRANSMIT THIS DOCUMENT
 DATE: 15/12/2015



NO	REV	DATE	BY	CHKD

MICHAEL SPARKS ASSOCIATES
 CHARTERED ARCHITECTS
 15 FINEST SQUARE
 LONDON EC1A 3BE
 TELEPHONE 020 7561 4141
 WWW.MSPARKS.CO.UK

TITLE
**SILVERSTONE BUSINESS PARK
 BUCKINGHAMSHIRE**
 DRAWING
SITE LOCATION PLAN
 CLIENT
MEPC Ltd

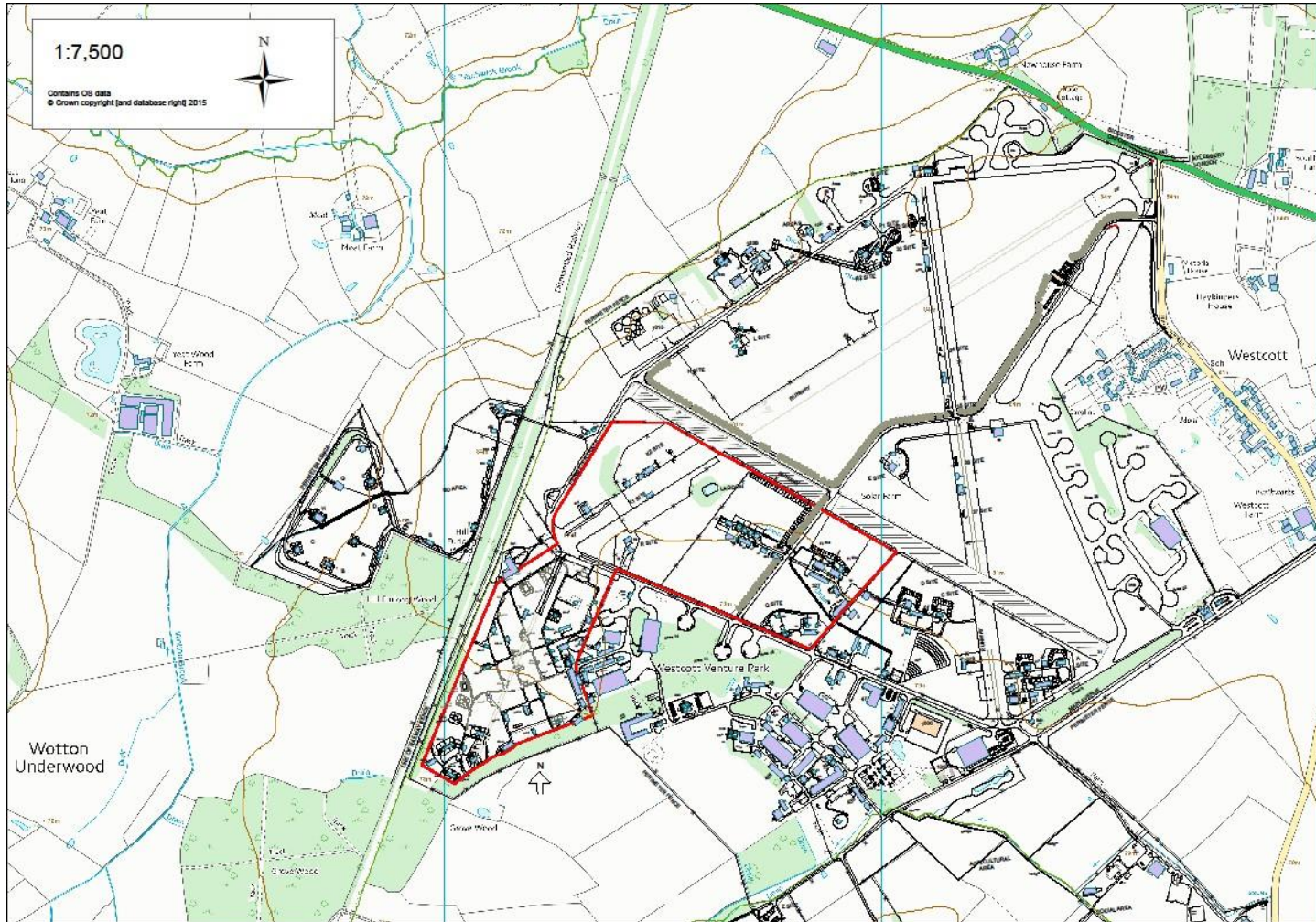
DATE	SCALE	DRAWN
DEC 2015	1:1250 @ A1	PF
	STATUS	CHECKED
	INFORMATION	MBK/2

DRAWING NUMBER
30804-FE-066

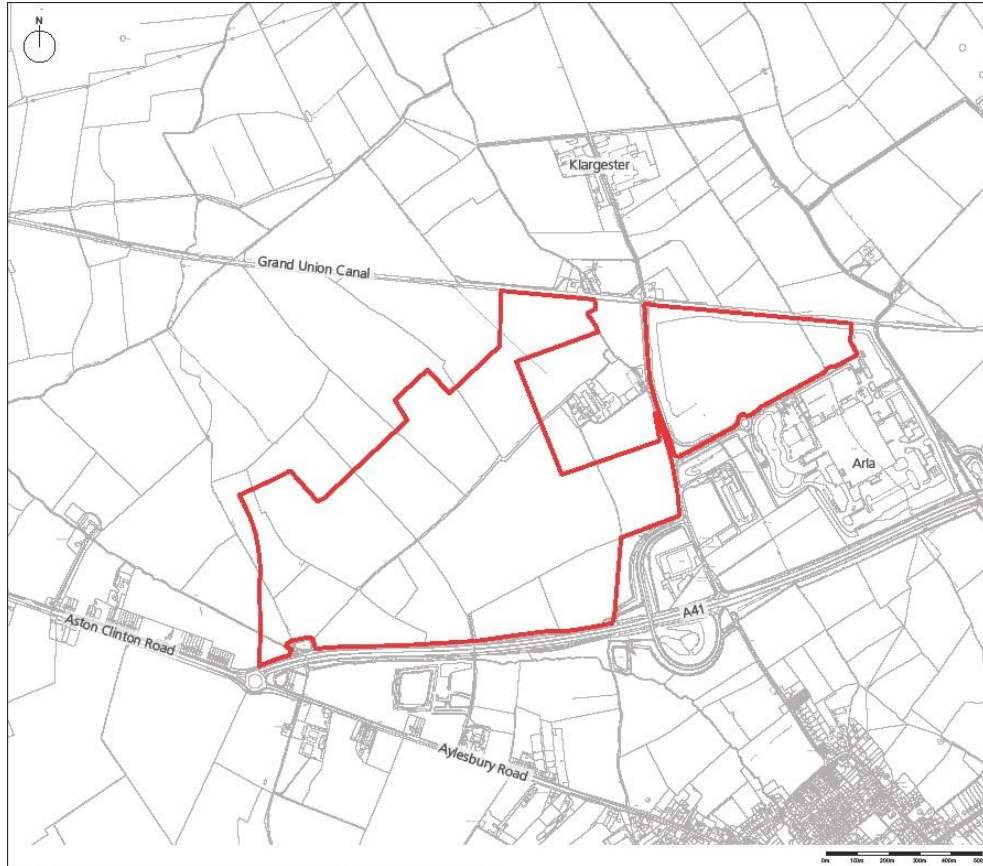
SITE LOCATION PLAN
 1:1250



Westcott Venture Park



Aylesbury East/Woodlands



© Environmental Dimension Partnership. Reproduced from Ordnance Survey digital map data © Crown Copyright 2015. All rights reserved. Licence number 010030473

Business Rate Discount Area							
<table border="1"> <thead> <tr> <th>Year</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Year	Description	Date				
Year	Description	Date					
<p>THE ENVIRONMENTAL DIMENSION PARTNERSHIP Title Barn, Barnway Park Estate, Barnway, Chesham, Gloucestershire, GL2 5SD • 01292 749277 • 01292 749348 • info@edp-ut.co.uk • www.edp-ut.co.uk</p>							
client: Buckinghamshire Advantage Ltd							
project title: Aylesbury Woodlands							
drawing title: Business Rate Discount Area							
date: drawing number: scale:	09 DECEMBER 2015 BPP/2015/02 1:10,000 @ A3						
drawn by: checked: T5 TJ							

Appendix B: Sector Test

The business occupying the property must satisfy the sector tests which specify that;

All businesses must demonstrate that the primary focus of the part of the business that is being located within the Enterprise Zone fits within the target sectors of the specified site;

- **Silverstone Park:** High Performance Technology & Motorsport and related supply chain activities;
- **Westcott Venture Park:** Space, Satellite Applications, Unmanned Airborne Vehicles and related supply chain activities; and
- **Aylesbury East/Aylesbury Woodlands:** Agri-Food, Health and related supply chain activities

It will be expected that at least 50% of the turnover of the elements of the business that are located within the Enterprise Zone should be achieved from target sector activity. It is also expected that the elements of the business that are to be targeted within the Enterprise Zone will have a clear focus on the activities related to the target sectors.

The following uses will also qualify for a Buckinghamshire Zone Business Rate Relief as they are viewed as supporting the growth of the target sectors of the Enterprise Zone.

- Modern logistics and transportation companies that are directly supplying companies within the Enterprise Zone target sectors.
- Companies providing products or services in the direct Supply Chain of companies within the Enterprise Zone target sectors.
- Companies whose primary purpose is to provide service sector support activities to businesses within the Enterprise Zone target sectors. This can include financial, insurance, legal, accountancy and management and consultancy activities.
- Education, training, research and development facilities where the primary purpose is to support learning, innovation, knowledge transfer and growth across the Enterprise Zone target sectors.

To qualify for relief under these uses the business must clearly demonstrate that they support the target sectors or have a clear business plan to actively develop their business plans to move into supporting the target sectors.



Appendix C: State Aid

State Aid is financial support that is provided by the State to business organisations. State Aid exists to avoid public funded interventions distorting competition within the European Union. Enterprise Zone Business Rate Relief is State Aid.

Generally State Aid is prohibited and unlawful. However, there are a number of exemptions, which if they apply, render the State Aid lawful and permitted. The relevant exemption in respect to the Enterprise Zone Business Rates Relief is De Minimus Aid.

If the business (including the applicant, parent company or subsidiary) has received any other de minimus State Aid during the current and the preceding two financial years this will be taken into account in calculating the amount of Business Rate Relief that may be awarded, to ensure that State Aid de minimus levels (currently €200,000 over a rolling three year period) are not exceeded.