

**Report of: Executive Member for Community Development**

Meeting of:	Date	Agenda item	Ward(s)
Voluntary and Community Sector Committee	3 February 2020		All

Delete as appropriate		Non-exempt
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**SUBJECT: DISCRETIONARY RATE RELIEF AWARDS****1. Synopsis**

- 1.1 In November 2019 the Council's Executive agreed a new Discretionary Rate Relief (DRR) programme for non-profit and charity organisations for 2020-2023. This report sets out the background to the Council's DRR policy for 2020-23 (Appendix C) and outlines the recommendations for DRR applications received in the most recent application period (Deadline 12<sup>th</sup> January 2020).

**2. Recommendations**

- 2.1 To agree DRR awards to the organisations listed at Appendix A for 3 years from 1 April 2020 to 31 March 2023.
- 2.2 To agree DRR awards to the organisations listed at Appendix B for 3 years from 1 April 2020 to 31 March 2023 subject to valuations of the premises falling within the threshold for DRR as outlined in the policy (Appendix C).
- 2.3 To agree the deferral of one application as further information has been requested. Subject to this information being provided, the application will then be considered in a future round.

**3. Background**

- 3.1 Islington has an extensive range of independent charities, voluntary and community sector organisations and other not-for-profit organisations whose work is central to the Council's ambition of a fairer Islington. Through their reach and responsiveness these organisations improve outcomes for residents across the Council's corporate priorities and support the Council's early intervention and prevention ambitions.
- 3.2 As a "billing authority" Islington has the power to grant DRR to organisations that meet certain criteria. Any relief granted is used to reduce the amount the organisation is required to pay in business rates. Powers granted under the Localism Act 2011 allow Councils to grant DRR in any circumstances where it feels fit having regard to the effect on the Council Tax payers of its area.

- 3.3 The Council's current DRR programme will end on the 31 March 2020. This programme currently sees £1.36 million of rate reliefs awarded to 227 properties occupied by 163 different organisations.
- 3.4 The Council funds at least 30% of any DRR awarded, in 2019-2020 the 'cost of funding' was therefore in the region of £410k. This £410k represents business rates income the Council would otherwise have collected and used in providing services to Islington residents.
- 3.5 In recognition of the value that not-for-profit organisations play in improving the lives of local residents, the Council's Executive agreed a new Discretionary Rate Relief Policy 2020-23 in November 2019, committing to provide Discretionary Rate Relief to not-for-profit organisations and charities at the same level of £410K of forgone business rates income for the Council per annum.
- 3.6 The Council's 2020-23 DRR programme was launched in December 2019. There will be two application deadlines per year, however organisations can apply at any point and if a DRR award is made this will commence from the date on which they are received unless there are extenuating circumstances for the award to commence from an earlier date within that billing year.
- 3.7 For the December 2019/January 2020 applications were received from 94 organisations for 119 hereditaments. These applications were assessed in line with the criteria detailed in the Council's DRR Policy 2020-23 (Appendix C).

## 4. Discretionary Rate Relief Award Recommendation

- 4.1 Following assessment, DRR is **recommended** to 83 organisations occupying 105 hereditaments shown at Appendix A as all of these applications clearly meet the criteria set out in the DRR policy (Appendix C). Approvals are broken down into the following categories:

	<b>Total Relief Awarded (forecasting 2020/21)</b>	<b>Total Cost to LBI (forecasting 2020/21)</b>
Estate Community Centre and Hall	£108,717.53	£32,635.26
Leisure Facilities	£156,200.26	£46,860.08
School	£222,458.68	£66,737.59
Voluntary and Community Organisations	£326,928.90	£98,078.69
<b>Grand Total</b>	<b>£814,305.37</b>	<b>£244,311.62</b>

- 4.2 DRR is **recommended** to 12 organisations as shown at Appendix B. These premises need to be inspected in order to establish rateable values and the applications will be considered once the business rate values have been established. The recommendation of awarding DRR is subject to the business rates values falling within the thresholds as detailed in the DRR policy (Appendix C) as the applications meet the necessary criteria.
- 4.3 One application from the organisation Islington Link Up is being deferred as there is a current request for further information pertaining to activities and policies, and this will be included in a future round to the VCS Committee.

## 5. Implications

- 5.1 **Financial implications:**

DRR is awarded at the Council's discretion. However, under the current business rates retention scheme, the Council bears 30% of the costs of discretionary rate relief, (with 50% and 20% borne by central government and the Greater London Authority respectively). Thus under the current spending plan of £1.36m DRR, the Council will forfeit approximately £410k worth of business rates income annually, which equates to £1.2m over the three-year periods as proposed.

Hence any increase in the overall costs of DRR would represent a budget pressure for the Council and would need to be offset by additional compensatory savings elsewhere. The relief awards in this report will be met through the existing arrangements within the collection fund.

## **5.2 Legal Implications:**

The Council has a discretion to grant rate relief as set out in the policy. The policy provides guidelines as to the circumstances in which awards will be made and as to the total amount of awards that can be made, and permits a departure from those guidelines in exceptional circumstances.

The De Minimis Regulations (360/2012) on the provision of State Aid will apply as long as the amount of relief granted does not exceed €500,000 over 3 years. Decisions to grant DRR will be made with this threshold in mind and applicants should declare if they are receiving state aid from any other source which might take them above this threshold.

## **5.3 Environmental Implications:**

The awarding of DRR is unlikely to have any significant direct environmental impacts. However, part of the application process was to ask organisations what they were doing to contribute towards the net zero emissions ambition. The answer to this question made up 33% of the scoring that formed the basis of the decision on which organisations to award rates relief to. This may encourage organisations to reduce their carbon emissions in order to obtain relief in future years, and rewards organisations that do so. The new policy for 2020-2023 also mandates that DRR awards cannot be made for car parking spaces, in line with Islington's ambition to achieve net zero carbon emissions from the borough by 2030.

## **5.4 Resident Impact Assessment:**

The Council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The Council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The Council must have due regard to the need to tackle prejudice and promote understanding and when considering proposals, the VCS Committee will take relevant equalities implications into account.

Organisations recommended for DRR are particularly focussed on serving poor and vulnerable residents and those with protected characteristics. Many groups are based on Council Housing Estates or located in deprived neighbourhoods. The criteria for DRR were drawn up specifically to support organisations that create a fairer Islington by delivering the commitments in Islington's corporate plan.

## **6. Conclusion and reasons for recommendations**

The Council has a strong partnership with the voluntary, community and not-for-profit sector and values highly the role that local organisations play in meeting the needs of some of Islington's most disadvantaged communities.

Awarding discretionary rate relief to not-for-profit organisations or other bodies providing a community or social benefit is a cost effective way of supporting local organisations delivering the commitments set out in our corporate plan.

## **Appendices**

Appendix A – List of organisations recommended for approval

Appendix B – List of organisations recommended for approval subject to valuations

Appendix C – DRR Policy 2020-2023

**Background papers:** none

Final report clearance:

**Signed by:**



Una O'Halloran  
Executive Member for Community Development

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## Appendix A: Discretionary Rate Relief Recommended Approvals

Organisation	Hereditament	Relief Awarded (forecasting 2020/21)	Cost to LBI (forecasting 2020/21)
<b>Estate Community Centre and Halls</b>			
Almorah Community Centre	13a Almorah Rd, N1 3EU	£6,102.75	£1,830.82
Aubert Community Centre	Aubert Court Estate, Avenell Road, N5 1BT	£8,605.27	£2,581.58
Brecknock Estate TRA Flat	1 Blake House, Brecknock Estate, London N19	£1,172.31	£351.69
Earlstone Estate Tenants Hall	3rd Floor Midway House, Manningford Close, EC1V 8EH	358.44	£107.53
Gambier Hall/Betty Brunker Hall	Mora Street, EC1V 8EH	£2,244.85	£673.46
Girdlestone Estate Community Centre	Under 110, Salisbury Walk, Girdlestone Estate, N19 5DP	£3,691.53	£1,107.46
Goodinge Community Centre	North Road, N7 9EJ	£7,108.70	£2,132.61
Half Moon Crescent Community Centre	Wynford Street London, N1 3DP	£6,037.13	£1,811.14
Hargrave Hall	Hargrave Road, N19 5SP	£1,766.62	£529.99
Harry Rice Community Centre	72 – 74 Hargrave Park, N19 5JN	£3,392.22	£1,017.67
Hawthorne Close Tenants Association	Flat 44 Hawthorne Close, Kingsbury Road, N1 4AW	£3,149.80	£944.94
Hilldrop Community Association	Community Lane, N7 0JE	£7,856.98	£2,357.09
Hornsey Lane Estate Community Association	Hornsey Lane Estate, Hazelville Road, N193YJ	£5,362.70	£1,608.81
Lorraine Estate Community Centre	229 Biddestone Road, N7 9UE	£4,173.57	£1,272.08
Mildmay Community Partnership	Mildmay Community Centre, Woodville Road, N16 8NA	£2,765.15	£829.54
Nailour Hall	Blundell Street, N7 9BU	£3,990.85	£1,197.25
St Johns Community Centre	85-88 Holland Walk, Elthorne Estate, N19 3XS	£8,605.27	£2,581.58
Stephens Ink Community Centre	Stephens Ink Estate, Tannington Terrace, Gillespie Rd, N5 1LN	£3,491.99	£1,047.60
Westbourne Community Centre	43 Roman Way London, N7 8RS	£9,515.04	£2,854.51
Weston Rise Community Centre	187 Pentonville Road, N1 9NZ	993.40	£298.02
Williamson Street Community Centre	Parkhurst Road, N7 0SN	£6,485.13	£1,945.54
York Way Community Centre	Treaty Street, N5 1RN	£11,847.83	£3,554.35

<b>Leisure Facilities</b>			
GLL Leisure Centres	Archway Leisure Centre, MacDonald Rd, N19 5DD	£27,002.01	£8,100.60
	Cally Pool, Caledonian Road, N1 OWH	£10,381.49	£3,114.45
	Finsbury Leisure Centre, Norman St, EC1V 3PU	£16.39	4.92
	Highbury Pool and Fitness Centre, Highbury Crescent, N5 1RR	£8,944.05	£2,683.22
	Ironmonger Row Baths, 1 Norman St, EC1V 3AA	£54,381.91	£16,314.57
	Islington Tennis Centre, Market Road, N7 9PL	£18,207.53	£5,462.26
	Sobell Leisure Centre, Hornsey Rd, N7 7NY	£37,266.88	£11,180.06
<b>Schools</b>			
Blessed Sacrament Catholic School	Boadicea Street, N10UF	£3,564.02	£1,069.20
Central Foundation Boy's School	Cowper Street, EC2A4SH	£37,533.07	£11,259.92
Islington Arts and Media School	Turle Road, N43LS	£25,341.48	£7,602.44
Sacred Heart Catholic Primary School	77 Eden Grove N7 8EE	£13,416.08	£4,024.82
Sacred Heart Catholic Primary School	Georges Road, N78JN	£13,309.60	£3,992.88
St Aloysius College	Hornsey Lane, N65LY	£67,000.00	£20,100.00
St Andrews CofE School	Matilda Street, N10LB	£7,967.56	£2,390.27
St Joan of Arc School	North Home Road, N52UX	£11,925.40	£3,577.62
St John Evangelist Catholic Primary School	Duncan Street, N18BL	£7,156.03	£2,146.81
St Johns Holloway C of E School	Pemberton Gardens, London N19 5RR	£3,004.57	£901.37
St Joseph's Catholic Primary School	Highgate Hill, N195NE	£14,480.84	£4,344.25
St Jude and St Paul's School	10 Kingsbury Road, N14AZ	£12,351.31	£3,705.39
St Luke's Primary	Randor Street, EC1V3SJ	£3,616.50	£1,084.95
St Marks CofE School	Sussex Way, N194JF	£1,792.22	£537.67
<b>Voluntary and Community Organisations</b>			
Aberdeen Park Nursery	143 Highbury New Park, N52LJ	£578.96	£173.69
Abianda	Unit 2K, Leroy House, 436 Essex Road, N1 3QP	£4,467.00	£1,340.10
Almeida Theatre	108 Upper Street, N11QN	£6,605.63	£1,981.69
	Almeida Street, N11TA	£7,879.28	£2,363.78
Andover Pre-School	49-50 Corker Walk, Andover Estate, N77RY	£1,706.57	£511.97
Arachne Greek Cypriot Women's Group	13 (Ground Floors), Hercules Street, N7 6AT	£1,741.02	£522.31

	15 Hercules Street N7 6AT	£1,894.64	£568.39
Arsenal	Arsenal Hub, Queensland Road, N7 7AJ	£67,000.00	£20,100.00
Awesome Elm	Barnard Adventure Playground, Copenhagen Street, N10ST	£2,070.25	£621.08
	Cake Adventure Playground 85 Crouch Hill N8	£27,651.46	£8,295.44
	Corn Wallis Adventure Playground, Cornwallis Rd N19 4LP	£7,874.52	£2,362.36
	King Henry's Walk Adventure, 11 King Henry's Walk, N1 4NX	£9,478.26	£2,843.48
	Three Corners Adventure Playground, Three Corners Centre, Northampton Rd, Ec1R0HU	£24,818.09	£7,445.43
	Waterside Adventure Playground, 50 Dame Street, N1 7FR	£10,499.35	£3,149.81
Bowlers Community Nursery	81 Crouch Hill, N89EJ	£5,318.29	£1,595.49
Brightstart Community Nursery	55 Corker Walk, Andover Estate, N77RY	£3,330.00	£999.00
Caxton House	129 St Johns Way, N193RQ	£4,198.92	£1,259.68
Charteris Neighbourhood Tenant Coop	94 Moray Road, N43LA	£1,350.72	£405.22
Claremont Project	24-27 White Lion St, N1 9PD	£2,223.61	£667.08
Copenhagen Youth Project	Naish Court Community Centre, 172 Copenhagen Street N1 0ST	£7,501.43	£2,250.43
Cubitt Artists	8 Angel Mews, N19HH	£9,742.63	£2,922.79
Culpeper Community Garden Association	2 Dignum Street, N10FJ	£441.59	£132.48
Finsbury Park Trust	225,225 & 229 Seven Sisters Road, N4 2DA	£1,894.64	£568.39
Hanley Crouch Community Association	42 Crouch Hill, N44BY	£4,557.37	£1,367.21
Highbury Community Nursery	15 Aubert Park, N51TL	£5,376.67	£1,613.00
Hillside Clubhouse	Units A&B, 29/30 North Road, N7 9GH	£1,382.57	£414.77
Holloway Neighbourhood Group	Old Fire Station, 84 Mayton Street, N76QT	£1,638.60	£491.58
INCA CGIL UK	124 Canonbury Road, London, N1 2UT	£13,452.30	£4,035.69
Islington Boxing Club (Community Sports Academy)	20 Havellville Road, N19 3LP	£1,382.57	£414.77
Islington MIND	Unit 10, Archway Business Centre, 19-23 Wedmore St, N19 4RU	£1,356.66	£407.00
	Unit 4 Archway Business Centre, 19-23 Wedmore St, N19 4RU	£1,620.47	£486.14
Islington Pensioners Forum	1a Providence Court, Providence Place, N10RN	430.13	£129.04
Islington Play Association	Lumpy Hill Adventure Playground, Market Rd, N7 9PL	£2,995.57	£898.67

	Martin Luther King Adventure Playground, 3 Sheringham Road, N78PF	£1,264.80	£379.44
	Timbuktu Adventure Playground, 30 Ironmonger Rd, EC1V 3QS	£3,617.48	£1,085.24
	Toffee Park Adventure Playground, 30 Ironmonger Road, EC1V 3QS	£1,803.71	£541.11
	Wynford Rd, N19SG	802.06	£240.62
Joint Council for Welfare of Immigrants	115 Old Street, EC1v9rt	£5,274.26	£1,582.28
King Henry's Walk	King Henry's Walk Garden, 11C King Henry's Walk, N1 4NX	143.38	£43.01
Kings Square Community Nursery	Rahere House, Central Street, EC1V8DE	532.44	£159.73
Little Angel Theatre	14 Dagmar Passage, N12DN	£2,048.26	£614.48
	Sebbon Street Community Centre, Sebbon Street N12DZ	686.17	£205.85
Manor Gardens Welfare Trust	8 Tiltman Place, N77EN	£10,062.06	£3,018.62
Mildmay Community Nursery	19-23 Mildmay Park, N14NA	£6,562.10	£1,968.63
Nafsiyat	Unit 4, Lysander Mews, Lysander Grove, N19 3QP	£3,492.39	£1,047.72
New Swift Housing Coop	Second Floor, 12 Pine Grove, N43LL	£1,789.15	£536.74
North London Scout District	Ramsey Scout Centre, 319 Holloway Road, N79FU	£2,509.11	£752.73
Park Theatre	11 Clifton Terrace, N4 3JP	£6,585.06	£1,975.52
Rosemary Gardens Playgroup	Playgroup House, Rosemary Gardens, Southgate Road, N13JR	£409.65	£122.90
Shelter from the storm	89-91 Holland Walk, N193XU	£2,140.60	£642.18
South Mildmay Tenants Coop	52b Mildmay Park, N14PR	£811.23	£243.37
St Luke's CC	80 Central Street, EC1V 8AJ	£3,362.19	£1,008.66
	90 Central Street, EC1V 8AJ	£13,082.89	£3,924.87
St Mary Community Partnership	St Mary's Neighbourhood Centre, Upper Street, N1 2TX	£1,686.09	£505.83
Stafford Cripps	1 Parmoor Court, Gee Street, EC1V 3RP	£1,394.45	£418.33
Stuart Low Trust	Office 3, Claremont, 24-27 White Lion St, N1 9PD	£479.64	£143.89
Switchboard LGBT+	1 Penton Street, N19QS	£2,698.14	£809.44
The Parenthouse	55 Calshot St, N1 9AS	£1,755.68	£526.70
The Peel	3 Corners Centre, Northampton Road, EC1R 0HU	£1,792.22	£537.67
Whittington Park Community Association	Rupert Road, N19 4BQ	£2,048.26	£614.48
	Yerbury Rd, London, N19 4RS	£1,664.21	£499.26
Wu Shi Taiji Quan & Qi Gong Association	Ground Floor, 20 Blackstock Road, N42DW	£1,971.45	£591.43



	<b>Grand Total</b>	<b>£814,305.37</b>	<b>£244,311.62</b>
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## **Appendix B: Discretionary Rate Relief Considerations for Approval – Subject to valuations of premises**

<b>Organisation</b>	<b>Hereditament</b>	<b>Details</b>
Essex Road Pre-School (Walter Sickert CC)	Essex Road Pre School at rear of Walter Sickert Community Centre Cannonbury Crecent N12FB	Premises to be inspected to establish business rates.
Manor Gardens Welfare Trust - Hornsey Rd Childrens Centre	6-9 Manor Gardens, London N7 6LA	Premises to be inspected to establish business rates.
Islington Play Association	164 Mackenzie Rd, N7 ASE	Premises to be inspected to establish business rates.
Islington Play Association	Crumbles Adventure Playground Pembroke Street N10DP	Premises to be inspected to establish business rates.
Holloway Neighbourhood Group	HNG Stress Project 2 Shelbourne road N77DL	Premises to be inspected to establish business rates.
North London Scout District	Flat 1, first floor, 321 Holloway Road N79FU	Premises to be inspected to establish business rates.
Birchmore Hall	Highbury Quadrant, N5 2TZ	Premises to be inspected to establish business rates.
Brunswick Estate Community Room	Mulberry Court, Tompion Street EC1V 0EL	Premises to be inspected to establish business rates.
Charles Rowan House - TRA flat	88 Charles Rowan House, Margery Street WC1X 0EH	Premises to be inspected to establish business rates.
Chesnuds Community Centre	Highbury Grange, London N5 2QE	Premises to be inspected to establish business rates.
Finsbury Unity Room Community Centre	Ground Floor, Michael Cliffe House, Finsbury Estate EC1R 0WW	Premises to be inspected to establish business rates.
St Lukes TRA Flat	Bath Court, St Lukes Estate, Peerless Street, EC1V 9EU	Premises to be inspected to establish business rates.
Thornhill House Tenants Association	Thornhill Common Room, Offord Road, N1 1PA	Premises to be inspected to establish business rates.

