



Islington's Covid-19 Additional Relief Fund (CARF) scheme for 2021/2022

- 6.1 The Islington CARF Scheme will award CARF in respect of qualifying hereditaments in respect of their business rates liability during the financial year 2021/2022 on the conditions that:
- a. the ratepayer is not someone who for the same period of the relief either are or would have been eligible for the Extended Retail Discount (covering Retail, Hospitality and Leisure), the Nursery Discount or the Airport and Ground Operations Support Scheme (AGOSS),
 - b. the hereditament was occupied and actively trading at, or actively using, the hereditament on 31st January 2022 (other than hereditaments which have become closed temporarily due to the government's advice on COVID-19, which will be treated as occupied for the purposes of this relief)
 - c. the ratepayer makes an application for CARF and confirms they have been adversely affected by the pandemic.
 - d. the ratepayer is on the rating list for the hereditament on 31st January 2022, changes made to the rating list retrospectively after this date will not be treated as eligible for a CARF
 - e. the ratepayer is on the rating list for the hereditament on the date the Council considers their application, for the avoidance of doubt, if the ratepayer on 31st January 2022 is no longer the same ratepayer when the Council considers their application, they will no longer be eligible (*typically, this situation would arise if the occupier subsequently leaves the property*).
 - f. The hereditament has a rateable value greater than £0 and less than £1,000,000
 - g. The hereditament must not be wholly or mainly being used for one of the excluded purposes shown in paragraph 6.9
 - h. CARF will not be awarded in respect of more than 3 hereditaments occupied by the same ratepayer
 - i. In line with the legal restrictions in section 47(8A) of the Local Government Finance Act 1988, billing authorities may not grant a CARF to itself, certain precepting authorities (e.g. a parish or county council) or a functional body, within the meaning of the Greater London Authority Act 1999
- 6.2 A business must complete the application form provided.
- 6.3 The closing date for applications is 31st March 2022.

- 6.4 The list of exclusions set out in paragraph 6.9 is not intended to be exhaustive. There will also be mixed uses. However, it is intended to be a guide as to the types of uses that the Council considers to be excluded from a CARF award.
- 6.5 The Council will determine whether particular properties (hereditaments) are broadly similar in nature to those excluded in 6.9 and, if so, to consider them ineligible for a CARF award. Conversely, properties that are not broadly similar in nature to those excluded in 6.9 and which meet the other conditions of this scheme, will be eligible for a CARF award.
- 6.6 Providing discretionary relief to ratepayers is likely to amount to a subsidy. Any relief provided by Local Authorities under the CARF Scheme will need to comply with the UK's domestic and international subsidy control obligations.
- 6.7 An appeal against a refusal to award on the grounds of whether a hereditament is occupied or is being wholly or mainly being used for an excluded purpose can be made to the Council within one month of the Council's notification to the rate payer of this refusal. Any appeal will be considered by the Director of Finance within a reasonable time period of its submission. The Director of Finance has the scope to adjust the list in paragraph 6.9 at any stage if, in their opinion, it would be in the public interest for them to do so and/or it is in line with the Council's previously stated objective(s) on strategic issues of importance.
- 6.8 Any award of CARF will be credited to the business rates account that is maintained by the Council.
- 6.9 **Exclusions and ineligible for a CARF award are hereditaments that are wholly or mainly being used for or as...**
1. An Advertising Right
 2. Cash point, ATM
 3. Auxiliary Defence Establishment
 4. Bicycle Docking Station
 5. Unoccupied premises
 6. Building under construction, redevelopment, major refurbishment, undergoing conversion, reconstruction, beyond economic repair and similar...
 7. Bus Stations
 8. Car parks, parking spaces
 9. Communication Stations
 10. Construction site offices, site huts
 11. Electricity Hereditaments
 12. Fire Stations
 13. Garages
 14. Independent Distribution Network Operator
 15. Land Used For Storage
 16. Lockers
 17. Mobile phone concession spots
 18. Police Stations
 19. Prisons
 20. Public Telephone Kiosk
 21. Show Flat
 22. Stores, property or rooms used for storage

*[excepting properties used as “warehouses” and where the hereditament has been assessed by the Valuation Office as a “warehouse” for the purposes of business rates liability calculations and rates charges]

- 23. Telecommunications Fibre Optic Network
- 24. Wireless Broadband Site
- 25. London Underground Site
- 26. Transport for London Site

- 6.10 Any award made in error, or applied for by the ratepayer or his representative fraudulently, may be recovered by the Council

Award Calculations

- 7 Tranche One: An initial award of ...

Either

- 7.1 For a qualifying property with a net rates liability of £2,000 or less in 2021/22, the value of the award will be equal to the value of the rates liability.

In practice this brings the business rates bill for these properties down to zero for the 2021/22 financial year.

Or

- 7.2 For a qualifying property with a rates liability of £2,001 or more in 2021/22, the value of the award will be £2,000.

- 8 Tranche Two:

- 8.1 On the 30th June 2022, the Council will assess the (£) value of any underspent CARF allocation.

- 8.2 Using the computer records that the Council maintains for business rates purposes, the Council will identify all those who qualified for a CARF under paragraph 7.2 in Tranche One that still qualify for a CARF as at 30th June 2022.

- 8.3 The Council will divide the unspent CARF allocation equally amongst all the remaining qualifying businesses identified except where this “top-up” award would exceed the net business rates liability.

- 8.4 Where the “top-up” award in 8.3 exceeds the businesses’ net business rates liability then the award will be capped at the level of the business rates liability.

In practice this brings the business rates bill for these properties down to zero for the 2021/22 financial year.

- 8.5 These residual or “top-up” amounts of CARF will be credited to businesses rates bills in July 2022.

- 8.6 For the avoidance of doubt in all circumstances CARF awards are capped at the businesses' net business rates liability. CARF awards above the business rates liability will not be paid.
- 9.0 The awards described in sections 7 and 8 will be credited in a way that effectively reduces the business rates liability for the qualifying property in the 2021/22 financial year.

End