

Your Guide to Business Rates 2022-23

Payments received by 5th March 2022 are shown on your bill. If you have made a payment since that date, this will not be included on your bill. Please log into your **MyHarrow Account (MHA)** to check your payment has been received by following this link: [Sign In \(harrow.gov.uk\)](https://www.harrow.gov.uk)

If there has been a change to your liability since 5th March 2022 this will not be shown your annual bill and a new bill showing the changes(s) will be sent after the first week in April 2022.

The new instalments on your bill do not include any balance outstanding from 2021/2022, but any credit as at 5th March 2022 will have already been used to reduce your instalments for 2022/2023.

Your first instalment will be due on 5th April 2022 and will then revert to the 1st of each month from May 2022.

1. Why does my bill show a balance outstanding?

Any balance owing from 2021/22 or earlier must be paid in full by 31st March 2022. Please check your last bill to see when your instalments are due, as there may be a final payment due in March 2022.

If you were previously issued with a Summons and the outstanding balance is with Enforcement Agents, you must contact them to arrange payment.

If your balance is subject to a payment arrangement, please ensure your arrangement is up to date and continue with the payments **in addition** to your new Bill instalments to avoid enforcement action. If you have a balance outstanding for which a summons was previously issued, you will see a message on your annual bill stating that this balance is '**subject to court proceedings**'.

If you made a payment after 5th March 2022, it will **not** show on your bill.

If the payment concerned has put your account into credit, please deduct the amount of the overpayment from your April 2022 instalment and then continue to pay your instalments per your annual bill from May 2022 onwards. If the amount of the credit concerned is greater than the April instalment, please deduct the remaining credit amount from the next and any subsequent instalments, as appropriate.

2. I want a refund for the credit on my account instead of it being used to reduce what I owe for 2022/23

Follow the link to download the Refund Request Form at www.harrow.gov.uk/bratesrefund and then upload it at www.harrow.gov.uk/bratesevidence.

If you request a refund, your bill for 2022/2023 will have to be recalculated and this will increase your monthly payments. This is because they are currently reduced by the amount of the credit concerned. You will not however, get a new bill until after the first week in April 2022.

3. How can I make payment?

You can view methods of payments by following this link to our website www.harrow.gov.uk/businessrates or see the back of your bill.

You can set up a Direct Debit Payments by following this link: www.harrow.gov.uk/bratesdirectdebit .

If you were previously paying by Direct Debit and this has not been cancelled, this will automatically continue to be your method of payment and you will not need to set up a new Direct Debit instruction for the new financial year.

4. I want to pay over 12 months not 10

You have two options to pay over 12 months:

1. To set up a Direct Debit over 12 months by following this link: www.harrow.gov.uk/bratesdirectdebit
2. To pay by other ways, submit a request via at www.harrow.gov.uk/brenquiry so we can set up a payment plan through to March 2023.

If changing your payment plan, please note that all Business Rates payments are due on the 1st of the month, so you will need to pay the first instalment as requested on your annual bill and then follow the new plan extended to March 2023, as detailed on your subsequent revised bill, which will be issued after 1st April.

5. My bill does not show my exemption/relief?

If you have submitted an application in the last 4-6 weeks, it may be awaiting processing. Whilst applying for any exemption/relief, you must continue to pay in accordance with the instructions shown on your bill.

Once your application has been successfully processed, a revised bill will be issued and your future instalments will be recalculated. If you have been awarded an exemption and have made a payment, you can request a refund by following this link: www.harrow.gov.uk/bratesrefund

Please log onto your [Sign In \(harrow.gov.uk\)](http://Sign In (harrow.gov.uk)) to check if the exemption/relief has been applied to your account.

6. My empty property is now occupied, what do I need to do?

Tell us about this change by completing the online form by following this link [Business rates evidence form – Harrow Council](#). Following receipt of your change and records being updated, you will receive either a revised or a new bill as appropriate. This can be checked via [Sign In \(harrow.gov.uk\)](http://Sign In (harrow.gov.uk))

7. Why have I been charged for Cross Rail?

If your business premises have a rateable value of over £70,000 you will have to pay a supplement to cover the costs of Crossrail. Please refer to <http://www.crossrail.co.uk/> for more information.

8. What if I want to appeal against my rateable value?

There is a business rates appeal process in England, known as check, challenge, appeal. The Valuation Office Agency (VOA) deals with checks and challenges, whilst an independent Valuation Tribunal handles appeals.

More information can be found at:

www.gov.uk/guidance/how-to-check-your-rateable-value-is-correct.

9. I've got an appeal outstanding on my rateable value; do I have to pay this bill?

Your current bill remains payable until you are notified otherwise.

10. What are the multipliers for 2022/23?

The non-domestic rating multiplier is 51.2p

The small business non-domestic rating multiplier is 49.9p

11. When will I get my new bill with the changes on it?

If you reported a change affecting your Business Rates liability after 5th March 2022, any amended bill for 2022/23 will not be sent until the first week of April 2022.

12. Where is my Small Business Rate Relief (SBR)?

If the rateable value (RV) of your premises is under £12,000, you will generally be entitled to 100% relief, subject to some exceptions, with a taper being applied to RV's between £12,001 and £15,000. If the RV of your premises is over £15,001 but under £51,000, your Business Rates charge will be worked out using the SBR multiplier which is lower than the standard multiplier.

Further information on SBR can be found at www.harrow.gov.uk/bratesreliefs

13. Why is there no transitional relief shown on my Bill?

To phase in the effects of the revaluation in April 2017, a transitional relief scheme was introduced to limit the increase and decrease in Business Rates payable in any financial year. The scheme has been extended for one year in relation to 2022/23 and more information can be found at www.harrow.gov.uk/businessrates under the reliefs and exemptions section.

A bill showing entitlement to any transitional relief will be issued after 1st April when updated software has been received for that purpose.

14. Can I get Retail Hospitality and Leisure Rate Relief?

From 1st April 2022 the level of relief will be 50% but, will be capped at a maximum amount of £110,000 per business. There will be no rateable value threshold limit, as there was in the pre-COVID 19 scheme, which limited entitlement to those properties with a rateable value of below £51,000.

Relief will also be subject to permitted subsidy levels (formerly state aid). In general terms, a company may receive up to £343,000 as at 9 December 2021) in a three-year period (consisting of the 2022/23 year and the two previous financial years). Expanded Retail Discount granted in either 2020/21 or 2021/22 does not count towards the £343,000 allowance, but BEIS business grants (throughout the 3 years) and any other subsidies claimed under the Small Amounts of Financial Assistance limit should be counted.

www.harrow.gov.uk/businessrates

15. How can I contact the Council about my Business Rates?

Please see if you can find the answer to your question on our webpages at www.harrow.gov.uk/businessrates.

If you cannot find the information that you want, please submit an enquiry via our online system at www.harrow.gov.uk/bratesevidence.

If you wish to supply evidence / supporting documentation, you can upload documents at www.harrow.gov.uk/bratesevidence

Contact details are shown on your bill.

Save time and transact online
At: www.harrow.gov.uk