

Table 1: Exposure of each staffordshire Authority based upom largest single heridatement and top 10 Rateable Values

Authority	Total Number of Hereditaments	Total Rateable Value	Largest Single Hereditament	Category	% of Total Rateable Value	Top 10 Hereditaments % of Total Rateable Value
Cannock Chase	3,344	83,541,397	3,370,000	warehouse	4.03%	19.38%
East Staffordshire	4,128	137,022,684	3,260,000	brewery	2.38%	16.88%
Lichfield	3,025	88,219,764	3,250,000	supermarke	3.68%	16.57%
Newcastle-Under-Lyme	3,505	89,375,337	2,900,000	university	3.24%	20.82%
South Staffordshire	2,665	63,338,530	3,980,000	warehouse	6.28%	25.37%
Stafford	4,153	121,707,656	2,590,000	warehouse	2.13%	12.46%
Staffordshire Moorlands	2,994	55,338,667	8,380,000	theme park	15.14%	31.20%
Tamworth	2,073	82,261,369	2,290,000	supermarke	2.78%	18.63%
Stoke	8,981	233,732,856	6,770,000	hospital	2.90%	11.62%
Total	34,868	954,538,260	36,790,000		3.85%	17.13%

**Top 10 Rateable Value by Category
for Staffordshire & Stoke on Trent**

Type of Hereditament	Rateable value (RV)	% of Total Staffordshire RV	Number of properties	Average RV
WAREHOUSE AND PREMISES	172,621,325	18.08%	3059	56,431
SHOP AND PREMISES	116,262,670	12.18%	7706	15,087
OFFICE AND PREMISES	72,809,941	7.63%	4919	14,802
WORKSHOP AND PREMISES	70,554,585	7.39%	5189	13,597
SUPERMARKET AND PREMISES	65,804,250	6.89%	93	707,573
FACTORY AND PREMISES	64,489,330	6.76%	446	144,595
RETAIL WAREHOUSE AND PREMISES	49,343,900	5.17%	253	195,035
PUBLIC HOUSE AND PREMISES	34,880,575	3.65%	1005	34,707
SCHOOL AND PREMISES	33,342,550	3.49%	518	64,368
HOSPITAL AND PREMISES	13,678,000	1.43%	27	506,593
Total of Table	693,787,126	72.68%		
Total of Staffordshire	954,538,260			

Top 10 Hereditament Average RV by Category for Staffordshire & Stoke on Trent

Type of Hereditament	Number Hereditaments	Average RV per herditament
THEME PARK AND PREMISES .	2	4,690,000
CEMENT WORKS, QUARRY AND PREMISES .	1	1,700,000
WASTE INCINERATOR AND PREMISES .	2	1,655,000
COAL FIRED POWER STATION AND PREMISES .	1	1,370,000
MOTORWAY SERVICE AREA .	5	1,271,000
COMPUTER CENTRE AND PREMISES .	2	1,140,000
PRISON AND PREMISES .	4	1,124,375
TELECOMMUNICATIONS CABLE NETWORK AND PREMISES	4	1,115,425
FOOTBALL TRAINING GROUND AND PREMISES .	3	987,667
MALTINGS AND PREMISES .	1	945,000

Appendix C

Financial sustainability :Tariff available to meet other Funding Streams		
	Current 50% Scheme	Business Rates 100% Pilot
	£m	£m
Total Net Business Rates	344.72	344.72
less Government Share	(172.36)	
Retained	172.36	344.72
Plus Top up	26.10	
Plus Revenue Support Grant	64.00	
Total Income	262.47	
Settlement Funding assessment	262.47	262.47
Balance Available to fund other streams		82.25
Potential other streams		
Public Health Grant		59.18
Integrated Transport		5.09
Highways Mtce		19.76
Highways Efficiency		3.56
Total Required		87.59

Appendix D

Memorandum of Understanding - Subject to Contract Business Rates Pooling Agreement Pilot Arrangements

- (a) All Local Authorities are currently obligated to pay a percentage of their Business Rate collection to Central Government. In accordance with the proposed 100% Business Rates Retention Scheme all Business Rates will be retained by Local Government
- (b) In order to pilot the 100% scheme Members have agreed , subject to designation by DCLG, to join together the net Business Rates collected and establish a Business Rate Retention Scheme in accordance with the Local Government Finance [Bill July 2012] (“the Pool”).
- (c) The rationale of the Pool is
- (i) to utilise the additional resources available to the pool , resources that would otherwise have been returned to central government, to
- deliver sustained economic growth by building on and strengthening its partnership arrangements reflecting the economic geography of Staffordshire
 - the generation of additional resources for both direct service provision, and preventative , social care
- (ii) to utilise tier splits to manage the risks and rewards across the pool

1. Membership

- 1.1 Membership of the pool is open to the following Councils/ authorities;
- Cannock Chase District Council
 - East Staffordshire Borough Council
 - Lichfield District Council
 - Newcastle-under-Lyme Borough Council
 - South Staffordshire District Council
 - Stafford Borough Council
 - Staffordshire County Council
 - Staffordshire Fire and Rescue Service
 - Staffordshire Moorlands District Council
 - Stoke-on-Trent City Council
 - Tamworth Borough council

- 1.2 The Pool Board will review its membership annually and will consider requests for new members to join or existing members to leave provided applications to join or leave are made at least 2 months prior to the Department for Communities and Local Government (“DCLG”) deadline for pre designation of a Pool each year.
- 1.3 The Pool is open to the possibility of accepting additional members to its pooling arrangement. New members, as existing members, will be accepted subject to:
- there being a unanimous decision of the Pool Leaders to accept the new member(s)
 - new membership will begin from 1 April of the following financial year
 - consultation and designation requirements of DCLG.
 - their full acceptance of the DCLG’ s Business rates retention scheme – pooling prospectus and any subsequent amendments to or iterations thereof.

2. Duration

- 2.1 Subject to the pool being designated by DCLG, the pool will come into effect from 1 April 2018. The period of membership will be for a minimum of the 2018/19 financial year.
- 2.2 The Pool is a voluntary arrangement and Members will be able to review their continuing membership up to [2 months] prior to the annual nomination of the forthcoming year’s Pool in accordance with DCLG’ s timetable.
- 2.3 Should a Member withdraw from the Pool during the annual settlement consultation period the Pool will be dissolved in accordance with DCLG rules.

3. Governance

- 3.1 A Pool Board consisting of a representative from each of the Members will be responsible for the Governance arrangements of the Pool.
- 3.2 The Pool Board will be made up of one nominee from each of the Members, being the Leader/Chief Executive or nominated substitute.
- 3.3 Each Member will have equal voting rights and voting will be by a simple majority. If there are an equal number of votes for/against a decision, the Chair will provide a casting vote.

- 3.4 A schedule of meetings will be agreed annually in advance of each financial year and a quorum for meetings will be 50% of the Membership of the Pool Board.
- 3.5 The Board will be hosted in each turn by each Member and chaired by the host Member.
- 3.6 The Pool Board will receive appropriate Legal and Financial support as required as from the Lead Authority.
- 3.7 The Members shall at its first meeting agree terms of reference for the Pool Board, subject to the clauses as contained in Section 4 of these Heads of Terms.

4. Pooled Fund

- 4.1 The Pool will be based upon a “No Loss “basis for each Member.
- 4.2 “No loss” is determined to be that a Member will be no worse off
- by being a Member of the Pool than they would have been if they had not been a Member of the Pool. Each Member will retain the income they would have received if they were not a member of the Pool.
 - No Member will be worse off as compared with previous pool arrangements for Staffordshire and Stoke on Trent Business rates Pool (2012) or Greater Birmingham and Solihull Business Rates Pool.
 - No Member will be worse off as a result of the increased retained % arising from the agreed Tier Splits of the Pilot Scheme.
- 4.3 Each Member will retain the net Business Rates calculated in accordance with the 50% Business Rates Scheme (pre to any Levy Deduction). Member authorities will pay the same level of tariff or receive the same level of top up and receive the same level of safety net payment as if they were not in the pool;
- 4.4 Tariffs/Top ups for each Member as determined by the Annual Settlement, as adjusted for the consolidation of Revenue Support Grant and Rural Services Grant will be paid into/ received from the Pool via the Accountable Body in accordance with the timetable as approved by the Board. The accountable body will be responsible for payment/ receipt of the net Tariff or Top Up due to/from Central government.

- 4.5 Additional income in excess of the amount that would have been retained under the 50% Business Rates Scheme will be paid into the pool via the Accountable Body no later than the point at which they would otherwise have been paid to the Government had no pool existed.
- 4.6 The pool will be distributed in accordance with the following methodology
- The Accountable Body will receive a fixed annual sum of £**To be confirmed**
 - Each Member Authority will receive a guaranteed payment of £200,000 per annum
 - Compensation to a Member arising from the change in tier splits between the 50% and 100% scheme whereby an authority is worse off due to the increased % arising from the pilot.
- 4.7 The residual balance representing “ongoing growth” to 31 March 2018 and new growth thereafter will be split in accordance with the following Tier Splits reflecting the growth achieved by that Member

Two Tier Authorities	2018 Pool	(50% Scheme)
Staffordshire County Council	59%	9%
Staffordshire Fire and Rescue Service	1%	1%
District /Borough Councils	40%	40%
Unitary Authority	2018 Pool	(50% Scheme)
Stoke-on-Trent City Council	99%	49%
Staffordshire Fire and Rescue Service	1%	1%

- 4.8 The above distribution mechanism will remain in place for the duration of the pool
- 4.9 The distribution of pooled funds will be made by 30 June following the end of the relevant financial year.
- 4.10 Billing authority Members will retain their own collection funds and will retain their existing responsibility for bearing any shortfall in collected business rates.

5. Levy Savings

- 5.1 The amount retained by each Member is gross of the 50% levy payments that would have been paid to the Government. Each Member will determine how such Levy savings are distributed and are outside of the remit of the pool. However the pool is to operate on a “no detriment” basis with other partners/stakeholders.
- 5.2 Each Member should agree with the relevant partner or body how/whether existing arrangements are to be addressed

	S&SOT (2012)	GBS Pool
Local Retention- Tariff	40%	32.5%
- Top Up		7.5%
Economic Development	40%	40%
Contingency	20%	20%

6. Safety Net/Contingency Fund

- 6.1 If a Member’s business rate income drops by more than the Government determined safety net trigger, then a Party will be entitled to receive a Safety Net Payment from the Pool.
- 6.2 The overall Pool, under pilot arrangements, will receive a Safety Net payment that guarantees 97% of its Baseline figure. Individual Members are not protected by the Government Safety Net provision. However in accordance with the “no detriment provision” existing 50% Business Rates Retention safeguards will apply.
- 6.3 Safety Net payments ensuring each authority receives 92.5% of its Business Rates Baseline will be paid from the Pool. The payment will match any safety net payments that would otherwise be made if they were outside the Pool.
- 6.4 At the formation of the pool each Member will be required to transfer to the Accountable Body their proportion of the Contingency Fund held within the Staffordshire and Stoke on Trent Business Rates (2012) Pool or Greater Birmingham and Solihull Business Rates Pool.
- 6.5 In addition, in accordance with previous pooling arrangements, Members will make a contribution amounting to 20% of its Levy Saving to the Contingency Fund.

- 6.6 The amount of the Contingency Fund will be reviewed on an annual basis by the Pool Board.
- 6.7 If in a Financial Year there are insufficient sums in the Contingency Fund then Staffordshire County Council and Stoke-on-Trent City Council will transfer an amount equal to the shortfall to enable the Contingency Fund to make the Safety Net Payments. This payment will be split on a pro rata basis, based on respective population sizes in the two areas.
- 6.8 Staffordshire County Council and Stoke-on-Trent City Council will be reimbursed for any such payments made from the contingency in the following financial year.
- 6.9 Safety net payments will be made as a first call on sums in the contingency fund, before reimbursements are made.
- 6.10 The Contingency Fund will be reviewed on an annual basis by the Pool board. Where the existing contingency fund is, or is anticipated to be, insufficient, the % of the “levy savings” will be amended to increase the proportion allocated to the contingency fund and to reduce the allocation to the local incentive fund accordingly on a pro rata equal basis as agreed by the Pool Board.
- 6.11 If Staffordshire County Council and Stoke City Council are required to make Payments to the Contingency Fund in two (plus) consecutive Financial Years then they may notify the Members that a Variation to or Termination of the is needed.

7. The Lead Authority/Accountable Body

- 7.1 The Pool Board will nominate ***To be confirmed*** as Lead Authority.
- 7.2 The Lead Authority is responsible for all accounting and administration of the Pooled Fund and the Contingency Fund.
- 7.3 The Lead Authority is responsible for all auditing and accounting requirements as set out in legislation.
- 7.4 Each Member is be required to provide all relevant information to the Lead Authority as required to carry out its responsibilities. [to be determined by DCLG].

- 7.5 Each Member will transfer the relevant funds to the Lead Authority enabling the Lead Authority to carry out its responsibilities under this agreement.
- 7.6 The Members agree that the Pool will operate on a cash flow neutral basis. Payments should be actioned in accordance with the dates as determined by DCLG (as reasonably practical) on a net basis.
- 7.7 In addition Members will be required to provide medium term forecasts and monitoring information as determined by the Pool Board.
- 7.8 The Lead Authority will be accountable for producing as a minimum an annual report to the Pool Board or other such reports as required by the Pool Board.
- 7.9 The Lead Authority will be subject to no additional burdens other than those required to meet the normal requirements associated with the administration of the Pool and will receive an agreed fixed annual sum (as determined by the Board) for undertaking the Accountable Body status ..

8. Termination

- 8.1 A Pool will remain in place for each financial year that it has been designated by DCLG. Once designated, Members are not able to withdraw from the Pool for that financial year.
- 8.2 Prior to designation, the Pool is on a voluntary basis and all members will be able to choose to be a Member of the Pool for the forthcoming year's designation. In considering their continued Membership, Members will need to have due regard to the Pool Fund aims and objectives and the impact on remaining Members.
- 8.3 Members must give a minimum of 2 months' notice of intention to withdraw from the Pool prior to the provisional designation of the Pool in accordance with DCLG' s timetable.
- 8.4 If a Member or Members leave the Pool without the required notice set out in 8.3 and it is not possible for other Members to form an alternative pool for the forthcoming year then the exiting Member or Members shall pay 50% of the lost benefit to the Member Authorities directly affected in accordance with the Tier splits. The lost benefit relates to the additional retained growth as compared to the 50% scheme that would have been available to the Members in the forthcoming year had the Member or Members not exited.

8.5 Clause 8.4 of this Memorandum of Understanding shall not apply to the first year of the Pool or if the Pool Board unanimously agrees that it shall not apply.

8.6 In the event that the Pool is terminated the Pool Board must unanimously agree how any balances in the Pooled Fund or the Contingency Fund are shared amongst the Members. For the avoidance of doubt this will include both positive and negative balances which will be netted off each other. If the pool board cannot reach a unanimous decision then the matter will be referred to mediation and/or arbitration as per the dispute resolution procedure set out in the pooling agreement.

9. Other Terms

9.1 The Pooling Agreement will also include other terms standard in documents of this type e.g.: Freedom of Information Act provisions, anti-discrimination provisions, Data Protection Act provisions etc.

9.2 Each Member will be responsible for its own legal fees in the connection with the drafting, negotiation and completion of the Pooling agreement.

9.3 A dispute resolution shall be included in the Pooling agreement.

Signed (for and on behalf of):.....

Name:.....

Title:.....

Date:.....