

**NATIONAL NON-DOMESTIC RATES RETURN - NDR1**

**2014-15**

Please e-mail to: [nndr.statistics@communities.gsi.gov.uk](mailto:nndr.statistics@communities.gsi.gov.uk) by no later than 31 January 2014.  
In addition, a certified copy of the form should be returned by no later than 31 January 2014 to  
Dennis Herbert, Department for Communities and Local Government, Zone 5/J6 Eland House, Bressenden Place, London SW1E 5DU

All figures should be shown in whole £.

Please check the Validation tab to see if there are any validation queries that need to be answered

Select your local authority's name from this list:

Thurrock
Tonbridge and Malling
<b>Torbay</b>
Torridge

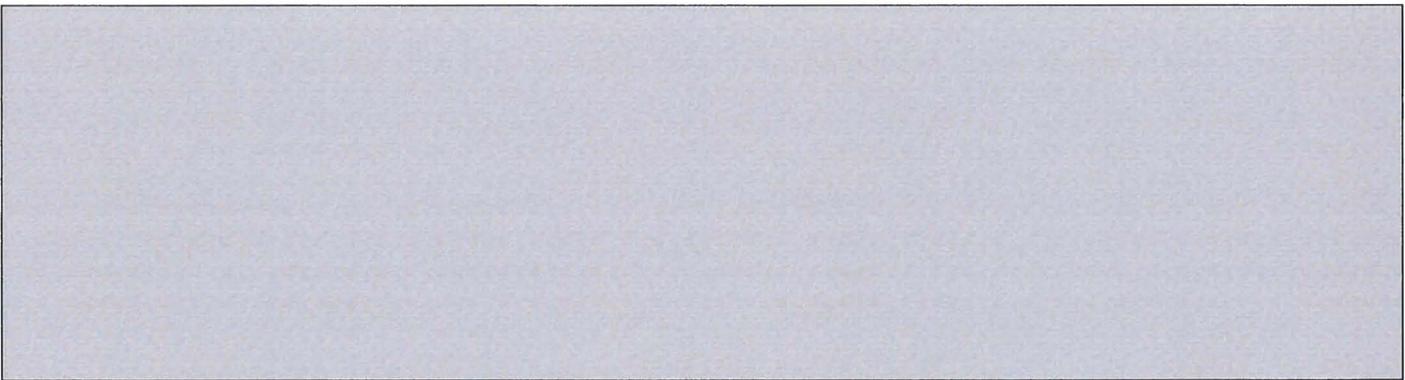
Authority Name  
E-code  
Local authority contact name  
Local authority contact number  
Local authority fax number  
Local authority e-mail address

Torbay
E1102
Wendy Urban
01803 207520
<a href="mailto:wendy.urban@torbay.gov.uk">wendy.urban@torbay.gov.uk</a>

Ver 1.2

**PART 1A: NON-DOMESTIC RATING INCOME**  
**COLLECTIBLE RATES**

	£
1. Net amount receivable from rate payers after taking account of transitional adjustments, empty property rate, mandatory and discretionary reliefs and accounting adjustments	35,196,577
<b>TRANSITIONAL PROTECTION PAYMENTS</b>	
2. Sums due to the authority	56,123
3. Sums due from the authority	0
<b>COST OF COLLECTION (See Note A)</b>	
4. Cost of collection formula	205,044
5. Legal costs	0
6. Allowance for cost of collection	205,044
<b>SPECIAL AUTHORITY DEDUCTIONS</b>	
7. City of London Offset	0
<b>DISREGARDED AMOUNTS</b>	
8. Amounts retained in respect of Enterprise Zones	0
9. Amounts retained in respect of NDD areas	0
10. Amounts retained in respect of Renewable Energy Schemes (See Note B)	0
of which:	
11. sums retained by billing authority	0
12. sums retained by major precepting authority	0
<b>NON-DOMESTIC RATING INCOME</b>	
13. Line 1 plus line 2, minus lines 3 and 6 - 10	35,047,656



Local Authority : Torbay

**PART 1B: PAYMENTS**

The payments to be made, during the course of 2014-15 to:

- i) the Secretary of State in accordance with Regulation 4 of the Non-Domestic Rating (Rates Retention) Regulations 2013;
- ii) major precepting authorities in accordance with Regulations 5, 6 and 7; and to be
- iii) transferred by the billing authority from its Collection Fund to its General Fund,

are set out below

	Column 1 Central Government £	Column 2 Torbay £	Column 3 £	Column 4 Devon and Somerset Fire £	Column 5 Total £
--	--	-------------------------	---------------	---	------------------------

Non-Domestic Rating Income for 2014-15

**NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**

**2014-15**

Please e-mail to: [nndr.statistics@communities.gsi.gov.uk](mailto:nndr.statistics@communities.gsi.gov.uk) by no later than 31 January 2014.  
In addition, a certified copy of the form should be returned by no later than 31 January 2014 to  
Dennis Herbert, Department for Communities and Local Government, Zone 5/J6 Eland House, Bressenden Place, London SW1E 5DU

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

14. Non-domestic rating income from rates retention scheme	17,523,828	17,173,351	0	350,477	35,047,656
15. (less) qualifying relief in Enterprise Zones	0				0
16 TOTAL:	17,523,828				35,047,656
<b>Other Income for 2014-15</b>					
17. add: cost of collection allowance		205,044			205,044
18. add: amounts retained in respect of Enterprise Zones		0			0
19. add: amounts retained in respect of NDD Area		0			0
20. add: amounts retained in respect of renewable energy schemes		0	0		0
21. add: qualifying relief in Enterprise Zones		0	0	0	0
22. add: City of London Offset		0			0
<b>Estimated Surplus/Deficit on Collection Fund</b>					
23. Estimated Surplus/Deficit at end of 2013-14	£ -1,695,822	£ -1,661,906	£ 0	£ -33,916	£ -3,391,644
<b>TOTAL FOR THE YEAR</b>					
24. Total amount due to authorities	£ 15,828,006	£ 15,716,489	£ 0	£ 316,561	£ 31,861,056

Please investigate the error messages shown below and make the appropriate changes to the form. Any comments should be added at the bottom of Part 4

Line 14 column 5 doesn't equal line 13. Please check why.

**Local Authority : Torbay**

**PART 1C: SECTION 31 GRANT (See Note C)**

Estimated sums due from Government via Section 31 grant, to compensate authorities for the cost of changes to the business rates system announced in the 2013 Autumn Statement.

	Column 2 Torbay £	Column 3 £	Column 4 Devon and Somerset Fire £	Column 5 Total £
<b>2014-15 Multiplier Cap</b>				
25. Cost of 2% cap on 2014-15 small business rates multiplier	184,484	0	3,721	188,205
<b>Small Business Rate Relief</b>				
26. Cost to authorities of temporary doubling in 2014-15	930,935	0	18,999	949,934
27. Cost to authorities of maintaining relief on "first" property	98,050	0	2,001	100,051
<b>"New Empty" Property Relief</b>				
28. Cost to authorities of giving relief to newly-built empty property	24,760	0	505	25,265
<b>"Long Term Empty" Property Relief</b>				
29. Relief on occupation of "long-term empty" property	99,041	0	2,021	101,062
<b>Retail Relief</b>				
30. Relief provided to retail properties	247,601	0	5,053	252,654

**NATIONAL NON-DOMESTIC RATES RETURN - NDR1**

**2014-15**

Please e-mail to: [nndr.statistics@communities.gsi.gov.uk](mailto:nndr.statistics@communities.gsi.gov.uk) by no later than 31 January 2014.  
In addition, a certified copy of the form should be returned by no later than 31 January 2014 to  
Dennis Herbert, Department for Communities and Local Government, Zone 5/J6 Eland House, Bressenden Place, London SW1E 5DU

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

**TOTAL FOR THE YEAR**

31. Total amount of Section 31 grant due to authorities

£	£	£	£
1,584,871	0	32,300	1,617,171

**Certificate of Chief Financial Officer / Section 151 Officer**

I confirm that the entries in this form are the best I can make on the information available to me and amounts are calculated in accordance with regulations made under Schedule 7B to the Local Government Act 1988. I also confirm that the authority has acted diligently in relation to the collection of non-domestic rates.

Name of Chief Financial Officer  
or Section 151 Officer : .....

Signature : .....

Date : .....

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**

**2014-15**

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

Ver 1.2

**Local Authority : Torbay**

**PART 2: NET RATES PAYABLE**

	Column 1 BA Area (exc. NDD & EZ) £	Column 2 NDD Area £	Column 3 Enterprise Zone £	Column 4 TOTAL (All BA Area) £
<b>GROSS RATES PAYABLE (See Note D)</b>				
1. Rateable Value at <input type="text" value="15/01/2014"/>	98,671,775	0	0	98,671,775
2. Small business rating multiplier for <input type="text" value="47.1"/> 2014-15 (pence)				
3. Gross rates 2014-15 - (RV x multiplier)	46,474,406	0	0	
4. Estimated growth/decline in gross rates	-673,506	0	0	
5. Forecast gross rates payable in 2014-15	45,800,900	0	0	45,800,900
<b>TRANSITIONAL ARRANGEMENTS (See Note E)</b>				
6. Revenue foregone because increases in rates have been deferred	74,754	0	0	74,754
7. Additional income received because reductions in rates have been deferred	13,632	0	0	13,632
8. Net cost of transitional arrangements	61,123	0	0	
9. Changes to net cost of transitional arrangements as a result of estimated growth/decline	-5,000	0	0	
10. Forecast net cost of transitional arrangements	56,123	0	0	56,123

**TRANSITIONAL PROTECTION PAYMENTS (See Note F)**

11. Sum due to/(from) authority	56,123	0	0	56,123
---------------------------------	--------	---	---	--------

**MANDATORY RELIEFS (See Note G)**

**Small Business Rate Relief**

12. Forecast of relief to be provided in 2014-15	3,957,822	0	0	3,957,822
13. of which: relief on existing properties where a 2nd property is occupied	198,000	0	0	198,000
14. Additional yield from the small business supplement	863,413	0	0	863,413
15. Net cost of small business rate relief (line 12-line 14)	3,094,409	0	0	3,094,409

**Charitable occupation**

16. Forecast of relief to be provided in 2014-15	3,356,139	0	0	3,356,139
--	-----------	---	---	-----------

**Community Amateur Sports Clubs (CASCs)**

17. Forecast of relief to be provided in 2014-15	146,510	0	0	146,510
--	---------	---	---	---------

**Rural rate relief**

18. Forecast of relief to be provided in 2014-15	0	0	0	0
--	---	---	---	---

19. Forecast of mandatory reliefs to be provided in 2014-15 (Sum of lines 15 to 18)	6,597,058	0	0	
20. Changes as a result of estimated growth/decline in mandatory relief	200,000	0	0	
21. Total forecast mandatory reliefs to be provided in 2014-15	6,797,058	0	0	6,797,058

**UNOCCUPIED PROPERTY (See Note H)**

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**  
**2014-15**

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

Ver 1.2

**Local Authority : Torbay**

**PART 2: NET RATES PAYABLE**

	Column 1 BA Area (exc. NDD & EZ)	Column 2 NDD Area	Column 3 Enterprise Zone	Column 4 TOTAL (All BA Area)
<b>Partially occupied hereditaments</b>				
22. Forecast of 'relief' to be provided in 2014-15	635	0	0	635
<b>Empty premises</b>				
23. Forecast of 'relief' to be provided in 2014-15	1,131,526	0	0	1,131,526

24. Forecast of unoccupied property 'relief' to be provided in 2014-15 (Line 22 + line 23)	1,132,162	0	0	
25. Changes as a result of estimated growth/decline in unoccupied property 'relief'	500,000	0	0	
<b>26. Total forecast unoccupied property 'relief' to be provided in 2014-15</b>	<b>1,632,162</b>	<b>0</b>	<b>0</b>	<b>1,632,162</b>

**DISCRETIONARY RELIEFS (See Note J)**

<b>Charitable occupation</b>				
27. Forecast of relief to be provided in 2014-15	72,237	0	0	72,237
<b>Non-profit making bodies</b>				
28. Forecast of relief to be provided in 2014-15	339,997	0	0	339,997
<b>Community Amateur Sports Clubs (CASCs)</b>				
29. Forecast of relief to be provided in 2014-15	4,891	0	0	4,891
<b>Rural shops etc</b>				
30. Forecast of relief to be provided in 2014-15	0	0	0	0
<b>Small rural businesses</b>				
31. Forecast of relief to be provided in 2014-15	0	0	0	0
<b>Other ratepayers</b>				
32. Forecast of relief to be provided in 2014-15	0	0	0	0

33. Forecast of discretionary relief to be provided in 2014-15 (Sum of lines 27 to 32)	417,125	0	0	
34. Changes as a result of estimated growth/decline in discretionary relief	0	0	0	
<b>35. Total forecast discretionary relief to be provided in 2014-15</b>	<b>417,125</b>	<b>0</b>	<b>0</b>	<b>417,125</b>

36. Relief given to Case A hereditaments	of which:	0
37. Relief given to Case B hereditaments	0	

**DISCRETIONARY RELIEFS FUNDED THROUGH SECTION 31 GRANT (See Note K)**

<b>"New Empty" properties</b>				
38. Forecast of relief to be provided in 2014-15	50,000	0	0	50,000
<b>"Long term empty" properties</b>				
39. Forecast of relief to be provided in 2014-15	200,000	0	0	200,000
<b>Retail relief</b>				
40. Forecast of relief to be provided in 2014-15	500,000	0	0	500,000

41. Forecast of discretionary reliefs funded through	750,000	0	0	
--	---------	---	---	--

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NDR1**  
**2014-15**

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

Ver 1.2

**Local Authority : Torbay**

**PART 2: NET RATES PAYABLE**

	Column 1 BA Area (exc. NDD & EZ)	Column 2 NDD Area	Column 3 Enterprise Zone	Column 4 TOTAL (All BA Area)
S31 grant to be provided in 2014-15 (Sum of lines 38 to 40)				
42. Changes as a result of estimated growth/decline in Section 31 discretionary relief	0	0	0	
<b>43. Total forecast of discretionary reliefs funded through S31 grant to be provided in 2014-15</b>	<b>750,000</b>	<b>0</b>	<b>0</b>	<b>750,000</b>

**NET RATES PAYABLE**

	£	£	£	£
44. Forecast of net rates payable by rate payers after taking account of transitional adjustments, unoccupied property relief, mandatory and discretionary reliefs	36,148,432	0	0	36,148,432

Checked by Chief Financial Officer :

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**  
**2014-15**

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

Ver 1.2

**Local Authority : Torbay**

**PART 3: COLLECTABLE RATES AND DISREGARDED AMOUNTS**

	Column 1 BA Area (exc. NDD & EZ) £	Column 2 NDD Area £	Column 3 Enterprise Zone £	Column 4 TOTAL (All BA Area) £
<b>NET RATES PAYABLE</b>				
1. Sum payable by rate payers after taking account of transitional adjustments, empty property rate, mandatory and discretionary reliefs	36,148,432	0	0	36,148,432
<b>(LESS) LOSSES</b>				
2. Estimated bad debts in respect of 2014-15 rates payable	451,855	0	0	451,855
3. Estimated repayments in respect of 2014-15 rates payable	500,000	0	0	500,000
<b>COLLECTABLE RATES</b>				
4. Net Rates payable less losses	35,196,577	0	0	35,196,577
<b>DISREGARDED AMOUNTS</b>				Total Renewable Energy
5. Renewable Energy	0	0	0	0
6. Transitional Protection Payment		0	0	
7. Baseline		0	0	
<b>DISREGARDED AMOUNTS</b>		£	£	£
8. Total Disregarded Amounts		0	0	0

Checked by Chief Financial Officer :

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**  
**2014-15**

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

Ver 1.2

**Local Authority : Torbay**

**PART 4: ESTIMATED COLLECTION FUND BALANCE**

**OPENING BALANCE**

1. Opening Balance (From Collection Fund Statement)

£

£

**CREDITS**

2. Total amount credited, or to be credited, to the Collection Fund in 2013-14

**36,120,931**

3. Transitional protection payments received, or to be received in 2013-14

4. Transfers/payments to the Collection Fund for end-year reconciliations

5. Transfers/payments into the Collection Fund in 2013-14 in respect of a previous year's deficit

**0**

**6. Total Credits**

**36,120,931**

**CHARGES**

7. Total amount charged, or to be charged, to the Collection fund in 2013-14

**2,845,561**

8. Transitional protection payments made, or to be made, in 2013-14

9. Payments made, or to be made, to the Secretary of State in respect of the central share in 2013-14

**18,230,013**

10. Payments made, or to be made to, major precepting authorities in respect of business rates income in 2013-14

**364,600**

11. Transfers made, or to be made, to the billing authority's General Fund in respect of business rates income in 2013-14

**17,865,412**

12. Transfers made, or to be made, to the billing authority's General Fund; and payments made, or to be made, to a precepting authority in respect of disregarded amounts in 2013-14

**206,989**

13. Transfers/payments from the Collection Fund for end-year reconciliations

14. Transfers/payments made from the Collection Fund in 2013-14 in respect of a previous year's surplus

**0**

**15. Total Charges**

**39,512,575**

**16. Adjustment for 5-Year Spread**

**ESTIMATED SURPLUS/(DEFICIT) ON COLLECTION FUND IN RESPECT OF FINANCIAL YEAR 2013-14**

17. Opening balance plus total credits, less total charges, plus adjustment for 5-year spread

£

**-3,391,644**

Checked by Chief Financial Officer :