

**Free Text Responses to Question 6**

**Question 6** - What do you think that the Council could do to encourage new businesses into the borough?

Support cheap shared work places by offering them business rate relief. Last years doubling of rateable value in certain parts of tower hamlets meant that larger properties that businesses shared went above the £15,000 limit for rate relief. This really is driving out small businesses - presumably to make way for companies with lots of capital behind them - which are not always as long lived as capital would suggest.
Creative businesses thrive where domestic rents are cheap so the council could work with cooperatives to use empty buildings as simple live/work units.
Brixton has a scheme in the village where businesses can apply for one month of rent free shop space to pilot new businesses - if a large area suitable for this becomes vacant for some months you could try this."
Reduce business rates for new businesses AND existing small businesses.
Dependant on size of the business and what they do offer full business relief for the first year
Keeping business rates low for Small Enterprises is definitely good for new businesses to help them have access to a good location (such as Tower Hamlets) while they get their bearings.
As office costs continue to skyrocket across London, it's difficult for small new businesses to afford premises that are central. This is key because location can affect a small business retain talent. Small and new companies can struggle to compete with large established companies which can offer many benefits. If there could be a subsidy for business rates or for rent that new businesses could take advantage of this may help them set up in areas where real estate is unaffordable
Adjust BR as much as possible or give an "Entrance" relief to new businesses
Keep rates low, and supported.
Support the businesses that already exist, so others can follow.
Controls over landlords, so small businesses can work.
Set some sort of limits on how much property owners can charge per square foot for workspace. Hackney is a vibrant borough full of creative people, but we are being forced out to other boroughs because greedy and selfish landlords keep raising rents. A couple more years and there won't be any creative businesses or new companies working in Hackney due to the high rent costs.
Rates relief support and blanket cross borough attempt to restrict landlords from over charging
Unsure. The size and type of business would depend on what nature or level of support it might need.
Ensure landlords are offering fair rent for new businesses
Encourage HMG to remain within the European Union.
Create an environment that offers benefits for businesses moving into the area if they are new start ups, not for profit, high tech or other beneficial organisations that will overall benefit the area
The benefit should not be short term i.e. say 20% discount for the first two years would be short terms, but staged towards the long term so they stay around for the long terms 5 year and 10 ears plus.
Encourage more small business incubators and ensure that rates relief extends to as many small

businesses as possible.
As this council also has the CW financial district I think the rates are way too high for smaller businesses in the area. By offering lower rates for companies up to a certain size (or even beyond this) then new business may be more willing to come in.
Rates relief should not be used as an incentive to open in the borough. It gives an unfair advantage to direct competitors of existing traders in the Borough
Rate relief for small business based on turnover
Publicise the reliefs available and encourage take up of said reliefs amongst ratepayers. Ensure staff are aware of the reliefs available to ratepayers and fully trained in the application and administration of the available reliefs.
Lower the business tax rates, It's too much especially for new business with a low yearly turnover
More lunchtime eateries - it's hard to get a quick lunch in Whitechapel!
Make it easier to get small business rate relief. We had to apply for it when it should have been an automatic discount."
Quite a lot I imagine but most pertinent to me would be: - Review the rules around 'rentable value' to better reflect current rents and aesthetics. Currently too much consideration is given to shop size. Other criteria than size should be considered to allow for new businesses to take on larger spaces. A modern shop layout uses more space but that doesn't necessarily mean more products, or more revenue. To allow for more flexibility would also enable more collaborative spaces where more than one shop share a common space.
New late licenses for live music should be considered. It should be much easier for live music venues to stay open longer. It makes little sense for a 10pm curfew that many places are forced to consider. It seems better to allow for later opening times with stricter rules on sound-proofing perhaps. "
You should offer a small rates business relief with a higher lever of relief. Small business do not open due to the high business rates they have to pay. If they do open they close shortly after due to these fees. It's not fair.
Initial relief for all qualifying businesses. Businesses that commit to moving jobs into LBTH should gain relief similar to that which the Enterprise Zone of the 1970's provided. It's almost certain that, had the Enterprise Zone not been created, Canary Wharf would not have happened.
Give new business that support the local community, set up time to get established before charging business rates. This is whether they are charities or not.
It may make sense to offer a reduction in business rates for the first couple of years of trading, possibly a larger amount for an initial period, then reduced relief for a further period.
If you want to have a healthy, balanced borough then you need a range of businesses that include those that are not high earning. More comprehensive small business rate relief would help. However I believe the only businesses you seem to want to attract are high earning super commercial chains and the likes, who can pay more rates but are not beneficial to the borough, to the community, to our streets.
1. Use local business more, and pay within 30 days of invoice.
2. Create and support a LBTH business forum.
3. Offer council premises to start-up and new businesses at a reduced rental.
For a new business rates relief and should be given but at the same time factors like how the business is contributing to the neighbourhood and how much capital is put in should be taken into

<p>consideration. Also deferring the payment of bigger rates bill until the business is in year 2 or 3 might work as it might increase the cash flow in the business which is essential in the first couple years for the business to succeed and this is a better approach than giving a full relief to new businesses. New businesses need to be advised on licensing laws.</p>
<p>To give more than lip service as a Labour Party borough, work proactively to encourage the poor to develop businesses in council owned buildings that were once ignored and neglected because some areas were undesirable. Stop hiking up rents for existing tenants so that they can develop long term plans with leases into 15 years long as recommended in the CLES Report backed by the LBTH in 2002.</p>
<p>Encourage foreign investments in exchange for training and childcare that they pay for themselves. The council should be loyal to long standing businesses and imaginations who weathered the storms over the years and still provide a service to many in the borough.</p>
<p>Allow existing businesses and organisations to co-exist and share the wealth for the purposes of social justice.</p>
<p>I think the council should give rate relief to first time business and second property</p>
<p>Reduce rent and rates</p>
<p>Make processes and contacting the council better - I have frequently had to follow up month after month and it is rather disheartening.</p>
<p>Financial help through introductory relief</p>
<p>The business rates are very high for small businesses and new one they should check how much a business can afford to pay considering everything is already high priced.</p>
<p>Offer better benefits to businesses and I think it would be a great help if businesses receive business rates reliefs as the rents of commercial properties are very high and top of that the business rates are very high too which makes the businesses very hard to survive. At the moment the countries economy is in a very bad shape and it's been a struggle from the past few years and will be tough through the next few years for business like mine.</p>
<p>More cycle parking, relief for start-ups</p>
<p>Reduce business rates.</p>
<p>Not sure</p>
<p>Offer reduced rates for new business for the first six months to a year</p>
<p>Increase relief for the 1st Year</p>
<p>The new businesses should have an exemption of rates for at least 1 year in order to help them to reach their break-even.</p>
<p>No rates for first businesses, so that small local businesses, residents with lower skill sets/education could partially profit in the growth of the borough. The majority of businesses owned in the more lucrative parts of the borough are externally managed by non residents</p>
<p>I think so</p>
<p>Provide incentive schemes for businesses to take on employees from the local area, e.g. apprenticeships schemes, or return to work schemes, specific to LBTH residents. Thus incentivising businesses AND benefitting the local community directly.</p>
<p>Allow more space to be under rates relief so small businesses can open and expand without having huge rates fees! Increase the amount of space a small business can run under.</p>
<p>Incentivise small businesses with grants for collaborations in the borough</p>
<p>Be fairer with the application of business rates.</p>
<p>Offer short term rate relief or reductions to give new businesses a chance to get up and running</p>

Provide lists of space and rental amounts along with incentives for moving into these spaces to provide a business or service. There could also be a list of the kinds of businesses in the Borough and an active campaign to reach out to those businesses that might fill the gaps
Give incentives to businesses to rent or buy property in this area! By doing this, you will be able to improve the quality of this area, and also reduce the number of abandoned and ugly not rented stores or buildings ... How? - By reducing monthly business rates to businessmen who pay you on time (i.e. they can pay 11 of 12 installation for the year),
Realise that businesses struggle to pay those high business rates on monthly basis. Give them reliefs based on the nature of business and not on the value of the property.
Make reductions of those huge monthly amounts!
FYI, We operate a small (used to be) start-up company and your council had rejected our application for tax relief in 2016 due to the fact that the rateable value of the property exceeded £12K. Nobody from the council ever called us or visited us for a coffee in order to understand the nature of our business or our hard work to fundraise money and moreover be able to stay alive in your area!
And if we cannot or any other of the businesses staying in this area, then your council will lose money and popularity...
Provide rate relief and have reasonable spaces available for rent
<b>REDUCE RATES</b>
Reduce barriers to new business - if an organisation is bringing an obvious economic and social benefit, i.e. provides a discounted service, or is employing local people or has staff who are contributing to local markets and centres, these organisations should be given discretionary relief from what are high business rates.
Failing that there is a danger that only larger more established business will be able to enter the borough, and the borough risks alienating those smaller businesses who may be struggling to get a foothold. The borough due to its rich markets tradition should also encourage entrepreneurship and not hinder this with short term business rates accumulation targets. "
Give more discretionary relief and clarity for each bill how any relief is calculated.
Decrease rates and create more facilities
Entrepreneurship, funding and grants to help UK small business grow into companies that can compete on a global scale.
General comments were invited from respondents which are shown as follows:
Also, when smaller companies try to grow such as ours, higher rates for larger office spaces are prohibiting us and essentially causing us to stagnate
Applying discounts or lower tax rates, I'm having to leave my leased property because I can't afford to pay high business taxes rates, utility bills and rent. It's all on top of me now and I'm not making any money yet.
Charities are an important part of the civic life of the borough as well as providing vital services and employment
Discussion of floor space etc. seemed to get very technical, and might be difficult for small bodies to meet, possibly dissuading them from making an application which would thus be to the general disadvantage of those whom their services sought to help.
Even large businesses who have business rates, they have to pay such high fees they do not make a profit at the end of the day. It isn't fair. The business rates goes higher every single year, but that

<p>money is not spent on the community in way shape or form. So why should businesses be paying it? There should be more of a transparency with the councils showing exactly what is being done in the community and where this moneys going. Because for the moment, the only thing going up is costs for businesses with no relief.</p>
<p>Help keep businesses afloat by delaying payments and / or relief for a set period of time</p>
<p>I feel that I don't have enough specialist knowledge to comment on the document.</p>
<p>I PAY TO MUCH</p>
<p>I think small charities are struggling with funding to pay overheads and staffing cost. The council need to assess charities and if possible exempt them.</p>
<p>I think small charities are struggling with funding to pay overheads and staffing cost. The council need to assess charities and if possible exempt them.</p>
<p>I think that cracking down on organisations who are fraudulently applying for relief is a good thing, as long as it doesn't amount to having an excuse to remove relief to save the council money.</p>
<p>I think, small - medium sized businesses should always get business rates relief as they are paying high rents and high rates makes it difficult to cope in this market.</p>
<p>If you're performing annual reviews for the beginning of a new financial year, you're creating a peak of work. Then you risk rolling many over without review. Perhaps consider working to the half year date and the full year date, splitting businesses between these dates.</p>
<p>In this day and age small businesses need a helping hand to grow into organisations that can bring value and stability to the UK economy especially as Brexit could hamper growth across the wider economy.</p>
<p>It is currently really hard for small businesses to start and expand quickly to become a business that is contributing to the local community. If there was more relief for larger spaces I feel there would be more small businesses and thus growth. Rates are so high for us tiny people - so much so that I had to get a container in The Gossamer City Project to make it work. It's tiny!</p>
<p>It is right to enforce charitable relief correctly - I consider it is abused by applicants.</p>
<p>These are personal opinions not of any Company or Organisation"</p>
<p>Less reliance on bailiffs, bailiffs can cause a company to cease trading and lay off its workforce; the borough can work in partnership with these businesses to help them stay open</p>
<p>No business rates for businesses with less than 3-5 employees should be considered.</p>
<p>Increase funding to further support local culture in the borough - more live music venues and other similar cultural initiatives should be encouraged with no business rates and generous opening times. "</p>
<p>Nothing further to add.</p>
<p>Places of worship should not be exempt from paying business rates as these places benefit a select number and type of people. They should also be investigated to ensure that they are not fundraising and profiting</p>
<p>Relief form are confusing and need to be made simple for business to apply for rates relief.</p>
<p>Small business rate relief should not just be judged on the size of the unit but the size of the company and what they do. For example we are a small design company, doing work for local galleries and businesses. We employ 2 local people. Yet we are not awarded any small business rate relief.</p>
<p>The check and challenge process is incredibly opaque, difficult and long winded. It appears to be designed to discourage people. It is almost impossible to fulfil, has endless complications, especially for non UK passport holders (who are excluded from all online services). Not only have business</p>

<p>rates crippled many small businesses already suffering from increasing rents, but on top of it their only options to disagree and challenge the decision appear to be impossibly complicated and time consuming.</p>
<p>We are not asking for exemption form Business Rates but merely that you consider the actual rentable value of properties with regard the livelihoods they sustains, and that traditional workshops such as ours can exist as small not-for-profit businesses in the same area as the large new rentable opportunities afforded to corporations and businesses moving in.</p>
<p>Please also note that it is the creative spirit and artistic presence that makes places inviting and that many artists have already moved out of the borough because they cant afford the hike in rents. Please kindly value that this is how we choose to live and work and consider the worth that we continue to bring to society and the local community. The police reports for St. Peters Ward offer an alternative vision of the local area for your interest.</p>
<p>The council should be more understanding about the struggles that small business owners go through everyday. We are hard working people and every effort should be made by the council to help us. Small business should be given greater business rate relief.</p>
<p>The guidance seems sound and does seem to be based on a clear desire to support businesses while also supporting local residents.</p>
<p>The proposed criteria and guidance appear to be comprehensive and well thought through.</p>
<p>The rates are as high as the rents then service charges will apply if the premises has to be run for 12 hours a wage has to be paid basically small shops are overpriced</p>
<p>This should be sent out to all organisations for information about what may happen in the future and how it could effect them</p>
<p>To give more than lip service as a Labour Party borough, work proactively to encourage the poor to develop businesses in council owned buildings that were once ignored and neglected because some areas were undesirable. Stop hiking up rents for existing tenants so that they can develop long term plans with leases into 15 years long as recommended in the CLES Report backed by the LBTH in 2002.</p>
<p>Encourage foreign investments in exchange for training and childcare that they pay for themselves. The council should be loyal to long standing businesses and imaginations who weathered the storms over the years and still provide a service to many in the borough.</p>
<p>It seems as if the Labour Party want the poor to move out of Tower Hamlets were once it was the only place we could feel safe and wanted.</p>
<p>We are just surviving even though busy cafe because there is no balance incomes and expenditures</p>
<p>We do not feel that the council has ever supported us or cared of our issues. Bit of disappointed, I would say.</p>
<p>Have a lovely day."</p>
<p>What are the main differences in this proposal from the last?</p>
<p>Without the criteria being part of this survey, it's pretty pointless.</p>