

Non-Domestic Rating (Multipliers and Private Schools) Bill

RUNNING LIST OF ALL AMENDMENTS IN GRAND COMMITTEE

*Tabled up to and including
19 February 2025*

[Amendments marked ★ are new or have been altered]

Before Clause 1

LORD FOX
BARONESS PINNOCK

Before Clause 1, insert the following new Clause –

“Purpose

The purpose of this Act is to vary some non-domestic rating multipliers and to remove the charitable exemption from private schools.”

Member's explanatory statement

This amendment sets out the purpose of this Act and is intended to invite the House to consider whether the Bill meets the Government's stated aims of protecting the high street and encouraging investment.

Clause 1

BARONESS SCOTT OF BYBROOK

Clause 1, page 2, line 5, at end insert –

“(1A) Regulations under subsection (1)(a) must provide discretion for billing authorities with regard to the application of the higher multiplier.”

Member's explanatory statement

This amendment seeks to introduce an element of discretion for billing authorities in the application of the higher multiplier.

BARONESS SCOTT OF BYBROOK

Baroness Scott of Bybrook gives notice of her intention to oppose the Question that Clause 1 stand part of the Bill.

Clause 3

THE EARL OF LYTTON

- ★ Clause 3, page 3, line 26, after “hereditament” insert “other than a qualifying retail, hospitality or leisure hereditament”

Member's explanatory statement

This would have the effect of leaving large RHL properties paying the standard multiplier rather than the supplement in line with previous policy intentions.

BARONESS SCOTT OF BYBROOK

Clause 3, page 3, line 27, after “more,” insert “and is not a retail premises which is open to customers for more than 18 hours a day,”

Member's explanatory statement

This amendment, along with another in the name of Baroness Scott of Bybrook, seeks to exempt businesses that open for longer than 18 hours a day because they are often the only retailer in the local area.

BARONESS SCOTT OF BYBROOK

Clause 3, page 3, line 27, after “more,” insert “and is not a premises which is shared with a Post Office,”

Member's explanatory statement

This amendment, along with another in the name of Baroness Scott of Bybrook, seeks to exempt businesses which host a Post Office because they provide an essential service to the community.

BARONESS SCOTT OF BYBROOK

Clause 3, page 3, line 27, after “more,” insert “and is not a premises which is shared with a Banking Hub,”

Member's explanatory statement

This amendment, along with another in the name of Baroness Scott of Bybrook, seeks to exempt businesses which host a banking hub because they provide an essential service to the community.

BARONESS SCOTT OF BYBROOK

Clause 3, page 3, line 31, after “hospitality” insert “, manufacturing”

Member's explanatory statement

This amendment seeks to include the manufacturing industry in the types of business that can qualify for the lower multiplier.

THE EARL OF LYTTON

- ★ Clause 3, page 3, line 32, after “hereditament” insert “or other qualifying hereditament”

Member's explanatory statement

This amendment would provide some flexibility for additional property uses outside of retail, hospitality and leisure to qualify from the lower multiplier/s should it be decided to be appropriate in the future and remove an imbalance between the measures proposed for supplements and those relating to reduced multipliers.

LORD FOX
BARONESS PINNOCK

Clause 3, page 3, line 34, at end insert –

“(9BA) Subsection (9B)(b) does not apply to grassroots music venues.”

Member's explanatory statement

This amendment is intended to probe the impact of the higher multiplier on grassroots music venues such as the Royal Albert Hall or the Roundhouse.

BARONESS SCOTT OF BYBROOK

Clause 3, page 3, line 35, after “hospitality” insert “, manufacturing”

Member's explanatory statement

This amendment seeks to include the manufacturing industry in the types of business that can qualify for the lower multiplier.

BARONESS PINNOCK
LORD FOX

Clause 3, page 3, line 36, leave out from “hereditament” to end of line 37 and insert “means hereditaments that are wholly or mainly being used –

- (a) as shops, restaurants, cafes, drinking establishments, cinemas or live music venues,
- (b) for assembly and leisure, or
- (c) as hotels, guest and boarding premises or self-catering accommodation.”

Member's explanatory statement

This amendment is intended to probe what hereditaments will be included in the definition of retail, hospitality or leisure.

BARONESS SCOTT OF BYBROOK

Clause 3, page 3, line 36, leave out “has such meaning” and insert “and “Banking Hub” have such meanings”

Member's explanatory statement

This amendment, along with another in the name of Baroness Scott of Bybrook, seeks to exempt businesses which host a banking hub because they provide an essential service to the community.

THE EARL OF LYTTON

★ Clause 3, page 3, line 37, at end insert –

“(9D) In sub-paragraph (9B) “other qualifying hereditament” has such meaning as may be prescribed by HM Treasury in Regulations.”

Member's explanatory statement

This amendment would provide some flexibility for additional property uses outside of retail, hospitality and leisure to qualify from the lower multiplier/s should it be decided to be appropriate in the future and remove an imbalance between the measures proposed for supplements and those relating to reduced multipliers.

THE EARL OF LYTTON

★ Clause 3, page 4, line 6, after “hereditament” insert “other than a qualifying retail, hospitality or leisure hereditament”

Member's explanatory statement

This would have the effect of leaving unoccupied large RHL properties paying the standard multiplier rather than the supplement in line with previous policy intentions.

BARONESS SCOTT OF BYBROOK

Clause 3, page 4, line 7, after “more,” insert “and is not a retail premises which is open to customers for more than 18 hours a day,”

Member's explanatory statement

This amendment, along with another in the name of Baroness Scott of Bybrook, seeks to exempt businesses that open for longer than 18 hours a day because they are often the only retailer in the local area.

BARONESS SCOTT OF BYBROOK

Clause 3, page 4, line 7, after “more,” insert “and is not a premises which is shared with a Post Office,”

Member's explanatory statement

This amendment, along with another in the name of Baroness Scott of Bybrook, seeks to exempt businesses which host a Post Office because they provide an essential service to the community.

BARONESS SCOTT OF BYBROOK

Clause 3, page 4, line 7, after “more,” insert “and is not a premises which is shared with a Banking Hub,”

Member's explanatory statement

This amendment, along with another in the name of Baroness Scott of Bybrook, seeks to exempt businesses which host a banking hub because they provide an essential service to the community.

BARONESS SCOTT OF BYBROOK

Clause 3, page 4, line 11, after “hospitality” insert “, manufacturing”

Member's explanatory statement

This amendment seeks to include the manufacturing industry in the types of business that can qualify for the lower multiplier.

THE EARL OF LYTTON

★ Clause 3, page 4, line 12, after “hereditament” insert “or other qualifying hereditament”

Member's explanatory statement

This amendment would provide the same flexibility for additional property uses outside of retail, hospitality and leisure to qualify from the lower multiplier/s should it be decided to be appropriate in the future but in relation to unoccupied hereditaments.

LORD FOX
BARONESS PINNOCK

Clause 3, page 4, line 14, at end insert –

“(6AB) Subsection (6A)(b) does not apply to grassroots music venues.”

Member's explanatory statement

This amendment is intended to probe the impact of the higher multiplier on grassroots music venues such as the Royal Albert Hall or the Roundhouse.

BARONESS SCOTT OF BYBROOK

Clause 3, page 4, line 15, after “hospitality” insert “, manufacturing”

Member's explanatory statement

This amendment seeks to include the manufacturing industry in the types of business that can qualify for the lower multiplier.

BARONESS PINNOCK
LORD FOX

Clause 3, page 4, line 16, leave out from “hereditament” to end of line 17 and insert “means hereditaments that are wholly or mainly being used –

- (a) as shops, restaurants, cafes, drinking establishments, cinemas or live music venues,
- (b) for assembly and leisure, or
- (c) as hotels, guest and boarding premises or self-catering accommodation.”

Member's explanatory statement

This amendment is intended to probe what hereditaments will be included in the definition of retail, hospitality or leisure.

BARONESS SCOTT OF BYBROOK

Clause 3, page 4, line 16, leave out “has such meaning” and insert “and “Banking Hubs” have such meanings”

Member's explanatory statement

This amendment, along with others in the name of Baroness Scott of Bybrook, seeks to exempt businesses which host a banking hub because they provide an essential service to the community.

THE EARL OF LYTTON

★ Clause 3, page 4, line 17, at end insert –

- “(6C) In sub-paragraph (6A) “other qualifying hereditament” has such meaning as may be prescribed by Treasury in Regulations”

Member's explanatory statement

This amendment would provide the same flexibility for additional property uses outside of retail, hospitality and leisure to qualify from the lower multiplier/s should it be decided to be appropriate in the future but in relation to unoccupied hereditaments.

LORD FOX
BARONESS PINNOCK

Clause 3, page 4, line 36, at end insert –

“(8AB) Subsection (8A)(b) does not apply to grassroots music venues.”

Member's explanatory statement

This amendment is intended to probe the impact of the higher multiplier on grassroots music venues such as the Royal Albert Hall or the Roundhouse.

BARONESS PINNOCK
LORD FOX

Clause 3, page 4, line 38, leave out from “hereditament” to end of line 39 and insert “means hereditaments that are wholly or mainly being used –

- (a) as shops, restaurants, cafes, drinking establishments, cinemas or live music venues,
- (b) for assembly and leisure, or
- (c) as hotels, guest and boarding premises or self-catering accommodation.”

Member's explanatory statement

This amendment is intended to probe what hereditaments will be included in the definition of retail, hospitality or leisure.

After Clause 4

BARONESS SCOTT OF BYBROOK

After Clause 4, insert the following new Clause –

“Review of impact on businesses, high streets and economic growth

- (1) The Secretary of State must review the impact of sections 1 to 4 of this Act on –
 - (a) businesses,
 - (b) high streets, and
 - (c) economic growth.
- (2) The review must consider –
 - (a) the impact on different types of business, including small businesses;
 - (b) the impact on businesses operating mainly or solely on high streets;
 - (c) whether the provisions have had a measurable impact on economic growth, and if so what that impact has been.
- (3) The Secretary of State must lay a report of the review before Parliament within six months of the day on which those sections take effect.”

Member's explanatory statement

This amendment would require the Secretary of State to review the impact of sections 1 to 4 of this Act within six months.

LORD FOX
BARONESS PINNOCK

After Clause 4, insert the following new Clause—

“Review of effect on non-domestic rating policy

- (1) Within six months of the day on which this Act is passed, the Chancellor of the Exchequer must conduct a review of how the measures in this Act have impacted non-domestic rating policy.
- (2) The review must assess—
 - (a) potential changes required to non-domestic ratings as a result of the measures within this Act;
 - (b) what alternatives to non-domestic ratings, if any, the Government has considered.
- (3) The report of the review must be laid before Parliament.”

Member's explanatory statement

This amendment would require the Chancellor to review the effects of this Act on wider non-domestic rating policy and consider alternatives, for example a commercial landowner levy.

LORD FOX
BARONESS PINNOCK

After Clause 4, insert the following new Clause—

“Impact assessment

- (1) The Secretary of State must publish and lay before Parliament an impact assessment of sections 1 to 4 of this Act on—
 - (a) businesses,
 - (b) high streets, and
 - (c) economic growth.
- (2) An impact assessment under subsection (1) must consider—
 - (a) the impact on different types of businesses, including small businesses;
 - (b) the impact on businesses operating mainly or solely on high streets;
 - (c) whether the provisions will have a measureable impact on economic growth.”

Member's explanatory statement

This amendment, and another in the name of Lord Fox to Clause 6, would require the Secretary of State to publish an impact assessment on sections 1 to 4 of the Act before they come into force.

LORD FOX
BARONESS PINNOCK

After Clause 4, insert the following new Clause—

“Sections 1 to 4: impact on businesses

- (1) After regulations have been laid under sections 1 to 3 of this Act, and before such regulations take effect, the Secretary of State must conduct an assessment of the expected impact of sections 1 to 4 of this Act on businesses.
- (2) The assessment must compare the amount of non-domestic rates expected to be paid by businesses before changes made by sections 1 to 4 have come into effect with the amount paid in each financial year between 1 April 2020 and 31 March 2026, taking account of—
 - (a) the types of businesses affected,
 - (b) the size of such businesses, and
 - (c) how the impact is expected to differ depending on the number of hereditaments a business occupies.
- (3) The Secretary of State must lay before Parliament a report setting out the findings of the assessment.”

Member's explanatory statement

This new clause would require the Secretary of State to examine the effect of the introduction of the new multipliers on the amount of business rates paid by businesses occupying a single site compared with those occupying multiple sites; and on different types of businesses, depending on their size and the type of business.

BARONESS PINNOCK
LORD FOX

After Clause 4, insert the following new Clause—

“Sections 1 to 4: impact of retail, hospitality and leisure relief

- (1) The Secretary of State must, within six months of the day on which this Act is passed, conduct an assessment of the expected impact of sections 1 to 4 of this Act on relevant businesses.
- (2) The assessment must compare the amount of non-domestic rates expected to be paid by relevant businesses once sections 1 to 4 come into force with the amount paid in each financial year between 1 April 2020 and 31 March 2026, taking into account retail, hospitality and leisure relief.
- (3) The Secretary of State must lay before Parliament a report setting out the findings of the assessment.
- (4) In this section, a “relevant business” is a business occupying a qualifying retail, hospitality or leisure hereditament.”

Member's explanatory statement

This amendment is intended to assess the cumulative impact on businesses of the changes in this Bill with the expected removal of retail, hospitality and leisure relief.

BARONESS PINNOCK
LORD FOX

After Clause 4, insert the following new Clause –

“Application of sections 1 to 4

Sections 1 to 4 of this Act apply to relevant hereditaments in city and town centres, district and local centres, as defined by the National Planning Policy Framework.”

Member's explanatory statement

This amendment is intended to probe the intended application of this Act to high streets.

BARONESS PINNOCK
LORD FOX

After Clause 4, insert the following new Clause –

“Sections 1 to 4: impact on local government areas

- (1) The Secretary of State must, within six months of the day on which this Act is passed, conduct an assessment of the expected impact of sections 1 to 4 of this Act on relevant businesses.
- (2) The assessment must compare the amount of non-domestic rates expected to be paid by relevant businesses once sections 1 to 4 come into force with the amount paid in each financial year between 1 April 2020 and 31 March 2026.
- (3) The assessment must consider how the impact is expected to differ depending on local government area.
- (4) The Secretary of State must lay before Parliament a report setting out the findings of the assessment.
- (5) In this section, a “relevant business” is a business occupying a qualifying retail, hospitality or leisure hereditament.”

Member's explanatory statement

This new clause would require the Secretary of State to examine the effect of the introduction of retail, hospitality and leisure multipliers on the amount of business rates paid by businesses in different council areas.

Clause 5

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 5, page 5, line 16, at end insert “, subject to sub-paragraph (5A).”

Member's explanatory statement

This amendment is consequential on the other amendments in the name of Baroness Scott of Bybrook which allow for the exemptions of certain schools.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 5, page 5, line 23, leave out “or other consideration”

Member's explanatory statement

This probing amendment seeks to understand what “or other consideration” refers to in regard to whether an institution is considered a private school

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 5, page 5, leave out lines 26 to 37

Member's explanatory statement

This amendment seeks to probe whether institutions providing foundation courses would be considered private schools.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 5, page 5, line 27, leave out “wholly or mainly”

Member's explanatory statement

This amendment seeks to establish what the percentage cut off will be for institutions providing education for those over the compulsory school age but under 19.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 5, page 5, line 34, leave out “or other consideration”

Member's explanatory statement

This probing amendment, and another in the name of Baroness Barran, seeks to understand what “or other consideration” refers to in regard to whether an institution is considered a private school.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 5, page 5, line 38, leave out “wholly or mainly”

Member's explanatory statement

This probing amendment seeks to understand how many students will be required to have an EHC plan in an institution to be exempt from private school status.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 5, page 5, line 39, leave out “for whom an EHC plan is maintained” and insert “with special educational needs and disabilities as defined in the Children and Families Act 2014”

Member's explanatory statement

This amendment would change the definition to exempt pupils with SEND.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 5, page 5, line 40, at end insert –

- “(5A) An institution is not to be considered a private school for the purposes of sub-paragraph (3) if it is wholly or mainly concerned with providing full-time education for less than an annual fee of £27,642 per pupil.”

Member's explanatory statement

This amendment seeks to exempt schools that charge less than the average fee for private schools, as they are often smaller, local schools.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 5, page 5, line 40, at end insert –

- “(5A) An institution is not to be considered a private school for the purposes of sub-paragraph (3) if it is wholly or mainly concerned with providing full-time education where at least 7% of gross income is spent on means-tested fee assistance.”

Member's explanatory statement

This amendment seeks to exempt schools where they offer bursaries or other means-tested assistance to pupils that amounts to more than 7 per cent of their gross income.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK
LORD BLACK OF BRENTWOOD

Clause 5, page 5, line 40, at end insert –

- “(5A) An institution is not to be considered a private school for the purposes of sub-paragraph (3) if it is wholly or mainly concerned with providing full-time education for gifted arts students.”

Member's explanatory statement

This amendment seeks to exempt schools that offer arts education, such as music and drama.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 5, page 5, line 40, at end insert –

- “(5A) An institution is not to be considered a private school for the purposes of sub-paragraph (3) if it has a religious character or other special character and there is no maintained school or academy of the same character within the specified distance from the school.

(5B) In this paragraph –

“religious character” has the meaning given under section 69 (duty to secure provision of religious education) of the School Standards and Framework Act 1998;

“other special character” has the meaning as defined by the Secretary of State by regulation;

“specified distance” is the distance specified under section 444(5) (offence: failure to secure regular attendance at school of registered pupil) of the Education Act 1996.

(5C) Regulations under this section are to be made by statutory instrument.

(5D) A statutory instrument containing regulations under this section may not be made unless a draft instrument has been laid before and approved by a resolution of each House of Parliament.”

Member's explanatory statement

This amendment seeks to exempt schools that are faith schools.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 5, page 5, line 40, at end insert –

- “(5A) An institution is not to be considered a private school for the purposes of sub-paragraph (3) if it is wholly or mainly concerned with providing full-time

education where at least 10% of students have at least one parent or guardian serving in the military.”

Member's explanatory statement

This amendment seeks to exempt schools where at least 10 per cent of students have a parent or guardian who is serving in the military.

LORD MOYNIHAN

Clause 5, page 5, line 40, at end insert –

“(5A) An institution is not to be considered a private school for the purposes of sub-paragraph (3) if 10% of students are in receipt of bursaries or scholarships for sporting excellence.”

LORD MOYNIHAN

Clause 5, page 6, line 11, at end insert –

“(8) Sports facilities or any area used primarily for sport in a hereditament which is wholly or mainly used for the purposes of carrying on a private school must not be included in the value of land for the purposes of calculating the chargeable amount under this paragraph.”

Member's explanatory statement

This amendment seeks to ensure that no part of a private school which is used primarily for sport is included in the value of the land used by the valuation agency for the purposes of calculating business rates.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

The above named Lords give notice of their intention to oppose the Question that Clause 5 stand part of the Bill.

After Clause 5

LORD STOREY
LORD SHIPLEY

After Clause 5, insert the following new Clause –

“Section 5: impact assessment

The Secretary of State must, within six months of this Act being passed, conduct an assessment of the expected impact of section 5 on state schools.”

Member's explanatory statement

This amendment is intended to probe potential knock-on consequences of the measures in section 5 of this Bill on state schools.

Clause 6

LORD FOX
BARONESS PINNOCK

Clause 6, page 6, line 21, at beginning insert “Subject to the impact assessment required under section (*Impact assessment*) having been laid before Parliament three months before the start of the first financial year,”

Member's explanatory statement

This amendment is consequential on Lord Fox’s amendment to after Clause 4 “Impact assessment”.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 6, page 6, line 23, leave out from “effect” to end of line 24 and insert “after an impact assessment is published assessing the impact of the provisions in section 5 on children in private schools who receive means-tested fee assistance and their access to university”

Member's explanatory statement

This amendment would require an impact assessment on how Clause 5 will affect the ability of pupils with means-tested assistance currently in private schools to access university before the Act is passed.

BARONESS BARRAN
BARONESS SCOTT OF BYBROOK

Clause 6, page 6, line 24, leave out “2025” and insert “2026”

Member's explanatory statement

This amendment would delay the provisions of Clause 5 from coming into being until 2026, so that schools had time to prepare.

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