

STRADBROKE PARISH COUNCIL
1 Felix Cottage, Athelington Road
Horham, Suffolk, IP21 5EG
tel: 01379 384679
email: clerkspc@thesmys.com

David Jackson
Valuation Officer
East Anglia Group
London House
New London Road
Chelmsford
CM2 0OL

09 August 2010

Dear Mr Jackson

RE: Valuation at Stradbroke - Community Centre and related areas

Further to the recent 'saga' concerning the valuation of the above property.

Following help and advice from your officers the Parish Council unanimously agreed to accept the advice, thus retaining the status quo.

Please pass on my thanks to your officers for their patience in dealing with my enquiries on behalf of the Parish Council.

Yours sincerely

Clerk

Clerk to the Council: *Carol A Smy*

STRADBROKE PARISH COUNCIL

Minutes of a meeting held in the Community Centre, Stradbroke on 04 July 2010 at 10am

Present: Ann Kerr, Chairman Stradbroke Parish Council
Peter Chetwynd, Chairman Stradbroke Sports & Community Centre

Margaret Streeter, Secretary Stradbroke Sports and Community Centre

In attendance: Carol Smy, Clerk to Stradbroke Parish Council

1. The Clerk reported on the various communications between the Valuation Agency and the Parish Council. **Notes attached**
2. The resulting information was that in 2005 the Valuation Agency had valued the land and property at the Wilby Road site (Playing Field; Community Centre; Sports Bar; Bowls Club; Tennis Courts; Play Park) as one unit. This had remained in force since 01 Apr 05. Historically the Sports Bar and Community Centre had been valued separately
3. The Chairman of the Parish Council had been concerned that this was incorrect, placing an undue administrative burden on the Sports and Social Club, and was keen to regularise the situation so that Parish Council land and amenities were listed separately.
4. Following correspondence and telephone conversations (*see item 1*) a definitive answer had been received from the Valuation Agency viz by valuing all parcels in one grouping all sectors (bowls, tennis, cricket, football clubs) would benefit from the Community Centre's mandatory and discretionary exemptions from business rates. If the various parcels were to be valued separately they would then be rated separately and become liable to business rates, which could be back-dated to 01 April 2005 thus placing an enormous financial burden on the clubs and the Parish Council.
5. The Clerk advice to the Parish Council was to keep the valuation as it is as the status quo does not cause any disquiet in the Valuation Agency and its officers maintain this state of affairs is in all parties' best interests. It was agreed by the Chairman of the Parish Council and the Chairman and Secretary of the Sports and Community Centre that it was to the benefit of all concerned to agreed to this and this representation would be made to the respective meetings.
6. If both the Sports and Community Centre Management Committee and the Parish Council agree to the status quo the clerk would write to the Valuation Agency to this effect.
7. The Clerk to the Parish Council would open a (hard copy) file to ensure all background information would be available in the future.

Clerk to the Council: *Carol A Smy*

STRADBROKE PARISH COUNCIL

Notes on communications with Valuations Officers concerning rateable values of sports and community facilities.

09 June 2010

Initial communication from the Valuation Officer to the Clerk to the Council was not totally clear and lacked background.

June 2010

Clerk wrote requesting further information and clarification because some of the facilities on the valuation manifest were not connected to the Sports and Community Centre but were situated on Parish Council land. Also spoke with Maria Gladczuk to ascertain basis for single assessment and whilst her explanation was clear the reasoning was not.

24 June 2010

Clerk spoke with Stuart Murray when attempting to speak with David Jackson, Senior Valuation Officer, and was advised that it was thought that MG had provided all requisite information but he would find out more and inform the Clerk.

29 June 2010

Clarification was received from Stuart Murray to the effect that all items on the valuation had been pooled together in 2005 to ensure all benefited from the charitable status of the Sports and Community Centre viz 80% of the rateable value was a mandatory exception and the remaining 20% was exempt from business rates on a concessionary basis. If the parcels were to be separated then the Bowling Green, Tennis Courts, Playing Field, Pavilions, scorer's hut and shed would all be subject to business rates (although if all registered with HMRC under the charitable option they *may* be subject to the mandatory 80% exemption). This would bring heavy costs on the various clubs as MSDC would then be entitled to impose a rating demand for business rates back-dated to 2005 and, if no relief were to be granted, this demand could be in the region of £30,000. The Clerk was informed that if the real estate were split into its component parts then MSDC *could* then levy the 20% discretionary rate on all parts, at the very least.

The Clerk would, therefore, advise the Parish Council that the status quo should prevail in order that such expense would not be incurred. The situation has no bearing on the clubs and is to the benefit of all concerned, despite seeming unsatisfactory.

Clerk to the Council: *Carol A Smy*



286
30/6/10

revenues

www.csduk.com

Stradbroke Comm. Centre Mgt Committee
F.A.O. Mrs Margaret Streeter (Secretary)
C/o The The Rectory

Issue Date: 25/06/2010

Doctors Lane
Stradbroke
Eye, Suffolk
IP21 5HU

Account Reference Number:
5000117702

If you have any queries please contact:

Revenues

Tel: 01449 724884

Fax: 01449 724890

Dear Stradbroke Comm. Centre Mgt Committee

Re: Stradbroke Sports & Community Centre Wilby Road Stradbroke Eye Suffolk IP21 5JN

Non Domestic Rates – Rate Demand Notice(s) In Respect of a New Entry in the Rating List

Please find enclosed the Rate Demand Notice(s) in respect of your liability for National Non-Domestic Rates as a result of a new entry in the Rating List.

If the account name, correspondence address, or the relevant occupation detail, as shown on the Rate Demand Notice(s) is incorrect, or you wish to amend your method of payment, please contact Revenues on the telephone number(s) shown above.

The District Valuer and Valuation Officer is responsible for all entries in the Rating Lists. Any matter concerning the entry in the Rating List and the assessment of property for rating purposes should be directed to Mr D Jackson, District Valuer and Valuation Officer, 6th Floor, St Clare House, Princes Street, Ipswich IP1 1LR - Telephone (01473) 587800.

Mid Suffolk District Council, as the relevant Billing Authority, is responsible for the billing and collection of all amounts due in accordance with the information contained in the Rating Lists.

The enclosed booklet provides general information on National Non-Domestic Rates. Further information is available on the Council's Web Sites www.csduk.com and www.midsuffolk.gov.uk where you will also find a Direct Debit form, which can be downloaded. Please refer to the back of your bill for ways to make payment.

Please contact Revenues on the above telephone number(s) if you require further information.

Yours sincerely

Mrs S Robinson
Business Rates Team Leader



David Jackson BSc MRICS MCMI
Valuation Officer
East Anglia Group

6th Floor, St Clare House,
Greyfriars
Ipswich
IP1 1LR

Ms Carol Smy
1 Felix Cottage
Athelington Road
Horham
Suffolk
IP21 5JN

Tel 01473 587836
Fax 01473 587899

587835 - Stuart Murray

Your Reference :
Our Reference : 709611155200
Please ask for : Maria Gladczuk

Date : 9 June 2010

maria.gladczuk@voa.gsi.gov.uk

Dear Carol Smy

**Re: Stradbroke Sports and Community Centre, Wilby Road, Stradbroke, Eye
IP21 5JN**

Thank you for your letter dated 28 May 2010 regarding the Summary Valuation for the above property and land.

I am aware that Stradbroke Parish Council owns the land and buildings occupied by Stradbroke Sports and Community Centre, Stradbroke Bowling, Cricket and Tennis Clubs, as well as the land on which Stradbroke Swimming Pool was built. All the sports' clubs members have the use of the community centre.

Until recently the value of the community centre building was included under two rating assessments: one for Stradbroke Village Hall that included the part rebuilt in 1995 and the other for Stradbroke Sports and Social Club assessment that included the original part of the Sports and Community Centre, tennis courts, bowling green, football and cricket pitches. Following a written request from Margaret Streeter and having discussed the matter in this office, a decision was made to merge both rating assessment from 1 April 2005 for the benefit of all occupiers and having an exemption from Mid Suffolk District Council for non-payment of business rates. I updated our records by inspecting the site earlier this year to include additional and replaced buildings since 1995. The appropriate correspondence notifying about the merger of the mentioned assessments from 1 April 2005 and 1 April 2010 was then sent for the attention of Margaret Streeter of Stradbroke Sports and Social Club, the person who queried the matter.

Currently, the Valuation Office Agency is obliged to maintain both 2005 and 2010 Rating List; therefore any alterations to 2005 Rating List may go back to 1 April 2005. As all the non-domestic properties are revalued every 5 years, the 2010 Rating List became effective from 1 April 2010 and in many cases the revised Rateable Values have gone up. If you feel that Bowling Club or other sports clubs on site should be separately assessed, please let me know and I shall apportion the Rateable Values

back to 1 April 2005. It means that any backdated business rates could be levied by Mid Suffolk District Council, if appropriate. I attach the Summary Valuation for the assessment from 1 April 2010 and one from 1 April 2005 for you attention.

The exemptions you referred to in your letter apply more to public parks rather than to village playing fields. I understand from my telephone conversation with you this morning that the playing fields, bowling green, tennis clubs and buildings are not located on the village green. I acknowledge your concern about the scheme reference numbers; however, I would like to assure you that the valuation of the premises in this instance is not affected by adoption of one scheme or the other.

I hope I have fully answered your concerns. Please contact me on the above telephone number if I can be of any further help.

I also attach a copy of this letter for the attention of Margaret Streeter who also expressed some of your concerns.

Yours sincerely,



Maria Gladczuk
For Valuation Officer

Enc

Cc Margaret Streeter



Valuation Office Agency

Summary Valuation produced by the Valuation Office Agency
This is not your rates bill, which will be issued separately
(see enclosed explanatory leaflet)

STRADBROKE SPORTS AND COMMUNITY CENTRE, WILBY ROAD, STRADBROKE, EYE, SUFFOLK, IP21 5JN

Property description: Community Centre And Premises

Special category and code: Community Day Centres/067

Basis of measurement: Net Internal Area

COMPONENT PARTS OF THE PROPERTY

Ref	Floor	Description	Area m ² /unit	£ per m ² /unit	Value (£)
1.1	Ground	Halls	193.00	25.00	4,825
1.2	Ground	Bar & Bar Annex	48.30	25.00	1,208
1.3	Ground	Bar'S Store	8.60	12.50	108
1.4	Ground	Changing Rooms	28.30	16.67	472
1.5	Ground	Showers	8.40	16.67	140
1.6	Ground	Kitchens	22.70	16.67	378
1.7	Ground	Store	14.50	12.50	181
1.8	Ground	Pavilion-Cricket	33.20	25.00	830
1.9	Ground	Pavilions-Bowling Green/Tennis	49.80	10.00	498
1.10	Ground	Shed	11.40	6.25	71
2.1		Playing Field	1.21	500.00	605

ADDITIONAL FEATURES OF THE PROPERTY INCLUDED IN THE VALUATION

		Bowling Green	6.00	250.00	1,500
		All Weather Tennis Court	3.00	750.00	2,250
valuation sub-total					13,066

The total of all the elements above is £13,066, which we have rounded down to a rateable value of £13,000. This is effective from 01 April 2010. You can estimate your rates bill at www.businesslink.gov.uk/estimatemyrates.

You can compare your valuation to that of the other properties in your area, or to properties of a similar type, at www.voa.gov.uk/2010. You may need a scheme reference - yours is 89211

For official use only

List Year: 2010	Billing Authority: Mid Suffolk
BA Ref: 709611155200	VO Ref: 16849652022



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David Jackson
East Anglia Group
London House
New London Road
Chelmsford
CM2 0QL

28th May 2010

Dear Mr Jackson

RE: Community Land Stradbroke IP21 5JN

It has been brought to my attention that the Stradbroke Community Centre has received a summary valuation for property on land at the above site which they do not own.

Please be advised the Stradbroke Parish Council owns the following:

- The land on which the Pavilion Cricket (this is actually a score hut) is erected
- The land on which the Pavilions –Bowling/Tennis are erected
- The land on which the Shed is erected.
- Playing Field
- Bowling Green
- All weather tennis court

Please note that none of these buildings have water or electricity connected.

The local sports clubs that use these areas have leases with the Parish Council at a peppercorn rent of £1.00 per annum. Each club is fully open to any residents of Stradbroke and the surrounding villages to join at a very modest fee (sufficient to cover running costs) and the public have open access all year round to the football and cricket areas.

All of the above are within a park or playing field that gives free public access at all times and any exclusion of the public to some areas is no more than is necessary for good management. On this basis it is believed that the above property should be exempt from rating.

It is also noted that the Valuation Scheme used for Stradbroke Community Centre is currently 89211. This appears to be inappropriate and scheme 84642 would be more suitable.

I hope this matter can be swiftly resolved and look forward to your response. If you have any further queries please do not hesitate to contact me.

Yours sincerely

Carol Smy

Clerk

Clerk to the Council: *Carol A Smy*

Stradbroke Sports and Community Centre, Wilby Road, Eye IP21 5JN
Summary Valuation effective from 1 April 2005

<u>Description</u>	<u>Area in sq m</u>	<u>£ per sq m</u>	<u>Value £</u>
Former Stradbroke Sports and Community Centre:			
Main Hall	146.8	25.00	3670
Store	14.5	12.50	181
Bar Annexe	32.3	25.00	808
Kitchen	17.2	16.67	287
Former Stradbroke Sports and Social Club:			
Hall	46.2	25.00	1155
Bar	16.0	25.00	400
Bar Store	8.6	12.50	108
Showers	4.5	16.67	75
Changing Room	8.7	16.67	145
Kitchen	5.5	16.67	92
Referee Changing Room	3.8	16.67	63
Showers	3.9	16.67	65
Changing Room	15.8	16.67	263
Storage Sheds	11.4	6.25	71
3 Tennis Courts	3.0	400.00	1200
Football/Cricket Pitch 1.21 ha		500.00	605
6 Bowling Rinks	6.0	200.00	1200
Additional buildings:			
Cricket Pavilion – new	33.2	25.00	830
Tennis and Bowling Pavilions(Sheds)	49.8	10.00	498
Total Rateable Value			11,716
Rounded down to			£11,500

David Jackson BSc MRICS MCMl
Valuation Officer
East Anglia Group
London House
New London Road
Essex
Chelmsford
CM2 0QL

Carol Smy - Clerk
Stradbroke Parish Council
1 Felix Cottage
Athelington Road
Horham
Suffolk
IP21 5EG

Our Reference : 17020137

Please Ask For :

Contact Number :

Tel ~~01245 541200~~

Fax 01245 541299

Date

04 June 2010

~~RS01025~~ MARZA GLADCZUK
01473 587836

Dear Sir/Madam

BUSINESS RATES: Acknowledgement of your enquiry

Local Authority: MID SUFFOLK

Reference number: 709611155200

Rateable value: £13,000

**Address: STRADBROKE SPORTS AND COMMUNITY CENTRE, WILBY ROAD,
STRADBROKE, EYE, SUFFOLK, IP21 5JN**

Thank you for your enquiry. We are dealing with the points you raised and a full response will be sent to you shortly.

If you have any questions, or further information that you think is relevant, please contact this office. A member of the Rating Team will be pleased to help you.

For more information on Business Rates visit our website at www.voa.gov.uk

Yours faithfully

David Jackson BSc MRICS MCMl
Valuation Officer

VO 7024



Mid Suffolk District Council

Council Offices, 131 High Street
Needham Market, Ipswich IP6 8DL

Date Issued: 25/06/2010

Tel: (01449) 724884

Fax: (01449) 724890

email: ndr@midsuffolk.gov.uk

Address of property giving rise to charge:

Stradbroke Sports & Community Centre
Wilby Road
Stradbroke, Eye
Suffolk IP21 5JN

Stradbroke Comm. Centre Mgt Committee
F.A.O. Mrs Margaret Streeter (Secretary)
C/o The The Rectory
Doctors Lane
Stradbroke Eye, Suffolk
IP21 5HU

Account Reference: 5000117702

NON DOMESTIC RATING DEMAND NOTICE 2010/2011

Property Reference: 70961155200
Property Description: Community Centre and Premises

Current Rateable Value: £13,000
Standard Multiplier: 41.4p in the £
Small Business Multiplier: 40.7p in the £

Details for period 01/04/10 to 31/03/11 :-

Gross Charge (13,000 x 41.4/100)
Mand Charity Relief (80%)
Disc Charity Relief (20%)
Net Charge

£5,382.00
£4,305.60 CR
£1,076.40 CR
£0.00

Amount Payable by you

£0.00

This bill includes payments and amendments to your account up to 24/06/10

Reason for Bill: Change by the Valuation Office

This bill is for information only



Mid Suffolk District Council

Council Offices, 131 High Street
Needham Market, Ipswich IP6 8DL

Date Issued: 25/06/2010

Tel: (01449) 724884

Fax: (01449) 724890

email: nndr@midsuffolk.gov.uk

Address of property giving rise to charge:

Stradbroke Sports & Social Club
Wilby Road
Stradbroke, Eye
Suffolk IP21 5JN

Stradbroke Sports & Community Centre
F.A.O. Mrs M Streeter (Secretary)
C/O The Rectory
Doctors Lane
Stradbroke Eye, Suffolk
IP21 5HU

Account Reference: 5000117711

NON DOMESTIC RATING DEMAND NOTICE 2010/2011

Property Reference: 70961155090
Property Description:

Current Rateable Value: £0
Standard Multiplier: 41.4p in the £
Small Business Multiplier: 40.7p in the £

There is no Liability for this property for the current year

Amount Payable by you

£0.00

This bill includes payments and amendments to your account up to 24/06/10

Reason for Bill: Liability Change

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Suffolk IP21 5JN

Account Reference: 5000117702

NON DOMESTIC RATING DEMAND NOTICE 2009/2010

Property Reference: 70961155200
Property Description: Community Centre and Premises

Current Rateable Value: £11,500
Standard Multiplier: 48.5p in the £
Small Business Multiplier: 48.1p in the £

Details for period 01/04/09 to 31/03/10 :-

Gross Charge (11,500 x 48.5/100)
Mand Charity Relief (80%)
Disc Charity Relief (20%)
Net Charge

£5,577.50
£4,462.00 CR
£1,115.50 CR
£0.00

Amount Payable by you

£0.00

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IP21 5HU

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Property Reference: 70961155090
Property Description:

Current Rateable Value: £0
Standard Multiplier: 48.5p in the £
Small Business Multiplier: 48.1p in the £

There is no Liability for this property for the current year

Amount Payable by you

£0.00

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Stradbroke Comm. Centre Mgt Committee
F.A.O. Mrs Margaret Streeter (Secretary)
C/o The The Rectory
Doctors Lane
Stradbroke Eye, Suffolk
IP21 5HU

Address of property giving rise to charge:

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Wilby Road
Stradbroke, Eye
Suffolk IP21 5JN

Account Reference: 5000117702

NON DOMESTIC RATING DEMAND NOTICE 2008/2009

Property Reference: 70961155200
Property Description: Community Centre and Premises

Current Rateable Value: £11,500
Standard Multiplier: 46.2p in the £
Small Business Multiplier: 45.8p in the £

Details for period 01/04/08 to 31/03/09 :-

Gross Charge (11,500 x 46.2/100)	£5,313.00
Mand Charity Relief (80%)	£4,250.40 CR
Disc Charity Relief (20%)	£1,062.60 CR
Net Charge	£0.00

Amount Payable by you

£0.00

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C/O The Rectory
Doctors Lane
Stradbroke Eye, Suffolk
IP21 5HU

Account Reference: 5000117711

NON DOMESTIC RATING DEMAND NOTICE 2008/2009

Property Reference: 70961155090
Property Description:

Current Rateable Value: £0
Standard Multiplier: 46.2p in the £
Small Business Multiplier: 45.8p in the £

There is no Liability for this property for the current year

Amount Payable by you

£0.00

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Suffolk IP21 5JN

Account Reference: 5000117702

NON DOMESTIC RATING DEMAND NOTICE 2007/2008

Property Reference: 70961155200
Property Description: Community Centre and Premises

Current Rateable Value: £11,500
Standard Multiplier: 44.4p in the £
Small Business Multiplier: 44.1p in the £

Details for period 01/04/07 to 31/03/08 :-

Gross Charge (11,500 x 44.4/100)	£5,106.00
Mand Charity Relief (80%)	£4,084.80 CR
Disc Charity Relief (20%)	£1,021.20 CR
Net Charge	£0.00

Amount Payable by you

£0.00

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Wilby Road
Stradbroke, Eye
Suffolk IP21 5JN

Account Reference: 5000117711

NON DOMESTIC RATING DEMAND NOTICE 2007/2008

Property Reference: 70961155090
Property Description:

Current Rateable Value: £0
Standard Multiplier: 44.4p in the £
Small Business Multiplier: 44.1p in the £

There is no Liability for this property for the current year

Amount Payable by you

£0.00

This bill includes payments and amendments to your account up to 24/06/10

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IP21 5HU

Stradbroke Sports & Community Centre
Wilby Road
Stradbroke, Eye
Suffolk IP21 5JN

Account Reference: 5000117702

NON DOMESTIC RATING DEMAND NOTICE 2006/2007

Property Reference: 70961155200
Property Description: Community Centre and Premises

Current Rateable Value: £11,500
Standard Multiplier: 43.3p in the £
Small Business Multiplier: 42.6p in the £

Details for period 01/04/06 to 31/03/07 :-

Gross Charge (11,500 x 43.3/100)	£4,979.50
Mand Charity Relief (80%)	£3,983.60 CR
Disc Charity Relief (20%)	£995.90 CR
Net Charge	£0.00

Amount Payable by you £0.00

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Stradbroke Eye, Suffolk
IP21 5HU

Account Reference: 5000117711

NON DOMESTIC RATING DEMAND NOTICE 2006/2007

Property Reference: 70961155090
Property Description:

Current Rateable Value: £0
Standard Multiplier: 43.3p in the £
Small Business Multiplier: 42.6p in the £

There is no Liability for this property for the current year

Amount Payable by you

£0.00

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IP21 5HU

Account Reference: 5000117702

NON DOMESTIC RATING DEMAND NOTICE 2005/2006

Property Reference: 70961155200
Property Description: Community Centre and Premises

Current Rateable Value: £11,500
Standard Multiplier: 42.2p in the £
Small Business Multiplier: 41.5p in the £

Details for period 01/04/05 to 31/03/06 :-

Gross Charge (11,500 x 42.2/100)
Mand Charity Relief (80%)
Disc Charity Relief (20%)
Net Charge

£4,853.00
£3,882.40 CR
£970.60 CR
£0.00

Amount Payable by you

£0.00

This bill includes payments and amendments to your account up to 24/06/10

Reason for Bill: Change by the Valuation Office

This bill is for information only



Mid Suffolk District Council

Council Offices, 131 High Street
Needham Market, Ipswich IP6 8DL

Date Issued: 25/06/2010

Tel: (01449) 724884

Fax: (01449) 724890

email: nndr@midsuffolk.gov.uk

Address of property giving rise to charge:

Stradbroke Sports & Social Club
Wilby Road
Stradbroke, Eye
Suffolk IP21 5JN

Stradbroke Sports & Community Centre
F.A.O. Mrs M Streeter (Secretary)
C/O The Rectory
Doctors Lane
Stradbroke Eye, Suffolk
IP21 5HU

Account Reference: 5000117711

NON DOMESTIC RATING DEMAND NOTICE 2010/2011

Property Reference: 70961155090
Property Description:

Current Rateable Value: £0
Standard Multiplier: 41.4p in the £
Small Business Multiplier: 40.7p in the £

There is no Liability for this property for the current year

Amount Payable by you

£0.00

This bill includes payments and amendments to your account up to 24/06/10

Reason for Bill: Liability Change

This bill is for information only



Mid Suffolk District Council

Council Offices, 131 High Street
Needham Market, Ipswich IP6 8DL

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F.A.O. Mrs M Streeter (Secretary)
C/O The Rectory
Doctors Lane
Stradbroke Eye, Suffolk
IP21 5HU

Account Reference: 5000117711

NON DOMESTIC RATING DEMAND NOTICE 2005/2006

Property Reference: 70961155090

Property Description:

Current Rateable Value: £0

Standard Multiplier: 42.2p in the £

Small Business Multiplier: 41.5p in the £

There is no Liability for this property for the current year

Amount Payable by you

£0.00

This bill includes payments and amendments to your account up to 24/06/10

Reason for Bill: Liability Change

This bill is for information only