

Executive

COUNCIL TAX BASE FOR 2009/10

12 January 2009

Report of Head of Exchequer

PURPOSE OF REPORT

To consider the calculation of the council tax base for 2009/10

This report is public

Recommendations

The Executive is recommended:

- (1) To approve the report of the Head of Exchequer, made pursuant to the Local Authorities (Calculation of Tax Base) Regulations 1992, as amended, and the calculations referred to therein for the purposes of the Regulations;
- (2) To resolve that, in accordance with the Regulations, as amended, the amount calculated by the Cherwell District Council as its council tax base for the year 2009/2010 shall be 49,923; and
- (3) To resolve that the tax base for parts of the area be in accordance with the figures shown in column 13 of Appendix 2.

Executive Summary

Introduction

- 1.1 The Council is required to calculate its tax base for each financial year in advance of the start of the year and notify its major precepting authorities and local precepting authorities accordingly.
- 1.2 The background information forming part of this report provides all the necessary calculations together with an explanation of how each has been arrived at.

Proposals

- 1.3 To consider the calculation of the council tax base for 2009/2010 as set out in the background information and decide whether to vary the estimated figures

of adjustments for changes in property information during the year, e.g. new properties or discount changes, as well as the collection rate used in the attached Appendix 2 to this report.

- 1.4 It is proposed that no variations are made to either the estimated adjustments or the collection rate used in Appendix 2. The estimated adjustments have been made to take into account the potential slow down in the building of new properties resulting from the change in the economic climate and the collection rate remains unchanged from 2008/09 to reflect the possible fall off in collection that may occur if the recession has a serious effect on jobs in the district.

Conclusion

- 1.5 The attached background information and Appendices provide the most up to date view of the tax base and the adjustments that have been made to allow for changes during 2009/2010 are based on the current understanding of the effects the recession is likely to have on properties. On this basis the Executive is invited to approve the recommendations set out at the beginning of this report.

Background Information

COUNCIL TAX BASE CALCULATIONS FOR 2009/10

1 Valuation Banding and Notification to Preceptors

- 1.1 The billing authority is obliged to notify major precepting authorities of the tax base set, by 31 January 2009. In practice, it is important that they, and the local precepting authorities, are given more time to determine their precepts, in order that they are able to levy them on this Council in time for the council tax level to be considered at the Executive meeting to be held on 2 February and for the Council to set the council tax at its meeting on 23 February 2009.
- 1.2 To give all precepting authorities (including parish and town councils) sufficient time to determine their precepts it would seem appropriate to notify all precepting authorities of their proposed taxbases following this meeting of the Executive.

2. The Requirements of the Tax Base Calculation

- 2.1 The Local Authorities (Calculation of Tax Base) Regulations 1992 (S.I. No 612 of 1992) as amended by S.I. 1742 and S.I. 2943 (both of 1992), S.I. 3123 and 3437 (both of 1999) and S.I. 3012 of 2003 set out the necessary calculations and it is a clear intention that the Council should be seen to perform a series of calculations, which follow.
- 2.2 The first step is to establish the relevant amount (band D equivalents) for 2009/2010. Regulation 5AA provides the following formula:

the relevant amount for a valuation band = (H-Q + J) x F/G

Where -

H is the number of chargeable dwellings

Q is a factor to take account of the various discounts

J is an amount of adjustments for changes in property information during the year e.g. new properties or discount changes

F is the proportion relevant to the band e.g. 6 for band A

G is the number relevant to band D i.e. 9

- 2.3 Appendix 1 to this report shows a summary of the information resulting in the following totals:

58,047 properties on the list
50,645.6 band D equivalents (the relevant amount)
- 2.4 Appendix 2 to this report provides the calculation of the tax base for each town and parish.
- 2.5 Regulation 3 of The Local Authorities (Calculation of Council Tax Base) Regulations 1992 provides for each billing authority to determine a collection rate. It requires the authority to estimate the amounts, which are likely to be

paid, expressed as a proportion of its estimate of what should be paid. It is estimated that in accordance with the calculations under regulation 3, the Collection Rate for this authority should be 98%.

- 2.6 Because there is a need to calculate the tax base at individual town and parish level the Collection Rate has been applied to the net band D equivalents in Appendix 2 and the MOD property added back to arrive at a tax base of 49,923 compared to 49,678 in the current financial year.

3 Calculation of the Tax Base for a Part of the Area

- 3.1 Regulation 6 requires that the tax base be determined for each local precepting area. Appendix 2 provides this for the 78 distinct parts of the District's area.
- 3.2 Column 1 shows the band D equivalents of properties in each part net of exemptions, disabled relief and discounts. The Local Authorities (Calculation of Council Tax Base)(Amendment)(England) Regulations 1999 (Statutory Instrument No 3123 of 1999) provide for disabled relief to be allowed on properties in band A. Instead of being charged at 6/9 of band D they are charged at 5/9 of band D.
- 3.3 Column 2 adds in MOD property to arrive at the 'relevant amount', which totals to 50,645.6 in column 3.
- 3.4 Columns 4 to 7 deal with any adjustments expected during the year. It is almost impossible to predict changes to discounts and reductions in property numbers but an estimate has been included of additional properties. The figures in column 4 have been taken from Inspectors' records and have been converted to an estimated band D equivalent. In all cases properties have been assumed to be billed for a half year only. Columns 4 and 6 also take into account the movement of any properties (at band D equivalent) between parishes and any properties to be demolished.
- 3.5 Column 8 provides a sub-total.
- 3.6 Column 9 takes the MOD property back out again to give the net figure again in column 10.
- 3.7 Column 11 applies the Collection Rate. This has been maintained at 98%, the same figure used for the current year. This is considered reasonable given the 98.5% collection rate achieved in 2007/08, whilst also allowing for any shortfall that may arise if the recession results in local residents finding it difficult to meet all their financial commitments and falling into arrears with their council tax payments.
- 3.8 Column 12 adds back the MOD property and column 13 shows the tax base for billing purposes for 2009/2010.
- 3.9 Column 14 shows the tax base for 2008/2009 for comparison purposes.

Key Issues for Consideration and Options

The Collection Rate to be used in the tax base calculation is a best estimate of the percentage of the total amount due for 2009/2010 that will be collected.

It is based on the level of in-year collection achieved in previous years. Over recent years the in-year collection rate has increased each year, from 95.75% in 2000/01 to 98.5% last year. The Collection Rate was last increased, from 97 to 98%, in the tax base calculation for 2007/08. Actual in-year collection for 2007/08 was 98.5%, it has taken 2 financial years to move from 98% to 98.5% and every increase of just 0.1% is becoming harder to achieve.

The issues that affect the collection rate estimate centre around the ability to pay. With a recession beginning there will be a number of local residents whose ability to pay their council tax will be affected over the next year and these residents may not qualify for help through council tax benefits, in which case they may find it difficult to maintain their outgoings.

Given the unknown factors that will arise from the current economic situation in the next year it is to be recommended that the collection rate used in the tax base calculation remain at 98%.

The estimate of adjustments applied to take account of new properties likely to become available during the next year could also be varied. The adjustments made, on the basis of the information obtained by the council tax inspector, take into account known planning applications and the progress that is to be made on them during the remainder of this year and next.

The following options have been identified. The approach in the recommendations is believed to be the best way forward.

- | | |
|-------------------|--|
| Option One | The majority of figures used in the calculation are obtained from the billing system for council tax and as such are a matter of fact. The Executive could vary the estimated figures of adjustments for changes in property information during the year e.g. new properties or discount changes as well as the collection rate used in this report. |
| Option Two | The Council may vary the discounts for second homes and long-term empty dwellings and a report, recommending that the discounts approved for 2008/09 continue unchanged, was approved by the Executive at its meeting on 1 December 2008. |

Consultations

None

Implications

Financial: The tax base determines the potential income from each £1 of council tax set. If the tax base, as calculated in column 13 of Appendix 2, were to be set, it would result in £49,923 being raised per £1 of council tax set (for budget purposes).

(Section 106 of the Local Government Finance Act 1992 applies to decisions taken on matters contained in this

report and any Member affected by it is obliged to disclose the fact and refrain from voting.)

Comments checked by Denise Westlake, , 01295 221559

Legal:

The calculations required to be undertaken by the Council in order to arrive at its council tax base are set out in the legislation referred to in paragraphs 2 and 3.1 of this report. Failure to set a council tax base for 2009/10 would result in the Council being unable to set its council tax for 2009/10.

Comments checked by Pam Wilkinson, Principal Solicitor, 01295 221688

Risk Management:

The adjustments made, in columns 4 and 6 of Appendix 2, to the data supplied by the council tax system, to allow for new and demolished properties occurring in 2009/10, is an estimate based on existing planning permissions. There is a risk that new properties will not be built or may not sell and become occupied as soon as the builders expect, this estimate is therefore reduced by 50% to allow for possible delays in these new properties being built and occupied in 2009/10.

Comments checked by Rosemary Watts, Risk Management and Insurance Officer ,01295 221566

Wards Affected

'All'

Corporate Plan Themes

An Accessible, Value for Money Council.

Executive Portfolio

**Councillor Macnamara
Portfolio Holder for Resources**

Document Information

Appendix No	Title
Appendix 1	Council Taxbase Calculations – Part 1
Appendix 2	Council Taxbase Calculations – Part 2
Background Papers	
Reports RRV708 and RKC 023D from the Northgate Revenues computer system	
Report Author	Mr S Newman, Head of Exchequer
Contact Information	01295 221861 Steve.Newman (Finance)@Cherwell-dc.gov.uk