

Subject: Council Tax – Tax Base

Report to: Cabinet – 9 December 2015

Report by: Revenues Manager

The Council Tax base is a technical calculation that has to be formally set each year. It is the first stage of the Council Tax setting process that will be finalised once the budgets have been agreed. This report asks the Cabinet to approve the calculation of the 2016/17 tax base totalling 26,722. This is the total number of domestic properties in the Borough using band D as the average property band. It is recommended that the estimated tax bases for the Borough and for each parish, as shown in Appendix A be approved. The overall tax base for the Borough has increased by 567 Band D equivalents compared to last year.

1 Tax base calculation

1.1 Dwellings have been valued in accordance with the following valuation bands:

| <i>Valuation</i> | <i>Range of Values</i> | <i>Proportion of 'Band D charge'</i> |
|------------------|------------------------------|--------------------------------------|
| A | Up to £40,000 | 6/9=2/3 |
| B | Over £40,000 up to £52,000 | 7/9 |
| C | Over £52,000 up to £68,000 | 8/9 |
| D | Over £68,000 up to £88,000 | 9/9=1 |
| E | Over £88,000 up to £120,000 | 11/9 |
| F | Over £120,000 up to £160,000 | 13/9 |
| G | Over £160,000 up to £320,000 | 15/9=5/3 |
| H | Over £320,000 | 18/9=2 |

The tax bill for each band is calculated in proportion to band D, which is deemed to be the average for these purposes. Accordingly, a taxpayer whose home is in band A will pay two-thirds of what someone whose home is in band D will pay; a taxpayer whose home is in band H will pay twice what someone whose home is in band D will pay.

1.2 A tax base calculation has to be done in accordance with the Local Authority (Calculation of Council Tax Base) Regulations 1992 and Local Authority (Calculation of Council Tax Base) Regulations 2012 as amended, for each parish based on the number of taxable dwellings calculation in terms of band D equivalent.

1.3 The calculation involves the following:

- (a) the number of current chargeable dwellings for each band shown in the valuation list;
- (b) the number of discounts and disabled reductions which apply to those dwellings;
- (c) the estimated changes during the coming year, for example, for new properties, discounts and appeals;
- (d) the proportion which dwellings in a band bear to dwellings in band D (as shown in paragraph 1.1); and
- (e) the estimated collection rate.

1.4 The main assumptions used are:

- (a) The estimated collection rate is 98.5%; and
- (b) The estimated net number of new properties to be added the remainder of this year and next year is about 282.

Departmental reference: Tax Base Report

Date: 9 December 2015

Background papers: Local Authority (Calculation of Tax Base) Regulations 1992.
Local Authority (Calculation of Tax Base) Regulations 2012
The Local Authorities (Calculation of Council Tax Base) (Amendment) (England) Regulations 2003.
ODPM Council Tax Information Letters 7 and 8 2003
Collection Fund (Tax Base) Directions 1993.
Joint ADC/AMA Practice Note, 17 October 1993.

TAX BASE -EQUIVALENT BAND'D' for 2016/2017 -OVERALL TAXBASE

Appendix A

| | Current Data base after discounts | Adjustments for Assumptions | | | | Adjusted total | Non- collection 1.50% | TAX BASE | Current % props in parish |
|------------------------|--|-----------------------------|-----------------|------------------|-------------------------------|-------------------|-----------------------------|---------------|---------------------------------|
| | | + New Props | Less Appeals | Less Seasonal | Single person discounts | | | | |
| PARISH: | | | | | | | | | |
| Gt Yarmouth/Gorleston | 11,851 | 117 | 0 | 0 | 0 | 11,968 | -180 | 11,788 | 43.84% |
| Ashby with Oby | 23 | 1 | 0 | 0 | 0 | 24 | 0 | 24 | 0.09% |
| Belton with Browston | 1,100 | 4 | 0 | 0 | 0 | 1,104 | -17 | 1,087 | 4.07% |
| Bradwell | 3,373 | 45 | 0 | 0 | 0 | 3,418 | -51 | 3,367 | 12.48% |
| Burgh Castle | 396 | 1 | 0 | -7 | 0 | 390 | -6 | 384 | 1.46% |
| Caister on Sea | 2,764 | 4 | 0 | 0 | 0 | 2,768 | -42 | 2,726 | 10.22% |
| Filby | 296 | 11 | 0 | 0 | 0 | 307 | -5 | 302 | 1.09% |
| Fleggburgh | 376 | 7 | 0 | 0 | 0 | 383 | -6 | 377 | 1.39% |
| Fritton with St Olaves | 269 | 9 | 0 | 0 | 0 | 278 | -4 | 274 | 1.00% |
| Hemsby | 1,331 | 5 | 0 | -86 | 0 | 1,250 | -19 | 1,231 | 4.92% |
| Hopton | 991 | 35 | 0 | 0 | 0 | 1,026 | -15 | 1,011 | 3.67% |
| Martham | 1,064 | 28 | 0 | 0 | 0 | 1,092 | -16 | 1,076 | 3.94% |
| Mautby | 139 | 1 | 0 | 0 | 0 | 140 | -2 | 138 | 0.51% |
| Ormesby St Margaret | 1,558 | 5 | 0 | -63 | 0 | 1,500 | -23 | 1,477 | 5.76% |
| Ormesby St Michael | 108 | 2 | 0 | 0 | 0 | 110 | -2 | 108 | 0.40% |
| Repps with Bastwick | 147 | 1 | 0 | 0 | 0 | 148 | -2 | 146 | 0.54% |
| Rollesby | 333 | 2 | 0 | 0 | 0 | 335 | -5 | 330 | 1.23% |
| Somerton | 110 | 0 | 0 | 0 | 0 | 110 | -2 | 108 | 0.41% |
| Stokesby | 115 | 2 | 0 | 0 | 0 | 117 | -2 | 115 | 0.43% |
| Thurne | 51 | 0 | 0 | 0 | 0 | 51 | -1 | 50 | 0.19% |
| West Caister | 75 | 0 | 0 | 0 | 0 | 75 | -1 | 74 | 0.28% |
| Winterton | 563 | 2 | 0 | -28 | 0 | 537 | -8 | 529 | 2.08% |
| TOTAL | 27,033 | 282 | 0 | -184 | 0 | 27,131 | -409 | 26,722 | 100% |