

**Subject: Council Tax – Tax Base**

Report to: Policy and Resources Committee 27 November 2018

Report by: Stuart Brabben – Revenues Manager

### **SUBJECT MATTER/RECOMMENDATIONS**

This report asks the Committee to approve the calculation of the 2019/20 tax base totaling 28,560. 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.

## **1. INTRODUCTION/BACKGROUND**

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.

## **2. TAX BASE CALCULATION**

### **2.1 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
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.

### **2.2 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.

2.3 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 (98.25%).

2.4 For the purposes of this report the Local Council Tax Support Scheme has been estimated for a maximum award of 91.5% for working age claimants

2.5 The overall tax base for the Borough has increased by 496 Band D equivalents compared to last year. The main reasons for this are:

- (a) The estimated net number of Band D equivalent new properties to be added the remainder of this year and next year is 325
- (b) The Council has carried out a review of single resident discounts during 2018/19 and this has resulted in properties previously receiving a single resident discount now receiving a full council tax charge
- (c) A Reduction in Local Council Tax Reduction that has been awarded
- (d) A change in the Levy Charge on Long-Term Empty Properties

3. **FINANCIAL IMPLICATIONS**

To comply with a statutory requirement as the first stage of the Council Tax setting process

4. **RECOMMENDATIONS**

To approve the calculation of the 2019/20 tax base totaling 28,560 and the estimated tax bases for the Borough and for each parish, as shown in Appendix A.

5. **BACKGROUND PAPERS**

Local Authority (Calculation of Tax Base) Regulations 1992 and 2012.

The Local Authorities (Calculation of Council Tax Base) (Amendment) (England) Regulations 2003.

<b>Area for consideration</b>	<b>Comment</b>
Monitoring Officer Consultation:	<b>None</b>
Section 151 Officer Consultation:	<b>Section 151 Officer consulted</b>
Existing Council Policies:	
Financial Implications:	<b>To comply with a statutory requirement as the first stage of the Council Tax setting process.</b>
Legal Implications (including human rights):	<b>As above</b>
Risk Implications:	None
Equality Issues/EQIA assessment:	None
Crime & Disorder:	None
Every Child Matters:	None

**TAX BASE -EQUIVALENT BAND'D' for 2019-20 -OVERALL TAXBASE**

Appendix A

	Current Data base after  discounts	~~~~~Adjustments for Assumptions~~~~~					Non- collection  1.75%	TAX BASE	Current % in parish
		+ New Props	Less Appeals	Less Seasonal	Discount Changes	Adjusted total			
<u>PARISH:</u>									
Gt Yarmouth/Gorleston	12,744	130	0	0	37	12,911	-226	12,685	43.96%
Ashby with Oby	23	0	0	0	0	23	0	23	0.08%
Belton with Browston	1,137	5	0	0	0	1,142	-20	1,122	3.92%
Bradwell	3,598	104	0	0	0	3,702	-65	3,637	12.41%
Burgh Castle	462	12	0	-9	0	465	-8	457	1.59%
Caister on Sea	2,853	7	0	0	0	2,860	-50	2,810	9.84%
Filby	335	8	0	0	0	343	-6	337	1.16%
Fleggburgh	397	6	0	0	0	403	-7	396	1.37%
Fritton with St Olaves	267	3	0	0	0	270	-5	265	0.92%
Hemsby	1,534	13	0	-132	0	1,415	-25	1,390	5.29%
Hopton	1,045	1	0	0	0	1,046	-18	1,028	3.60%
Martham	1,125	1	0	0	0	1,126	-20	1,106	3.88%
Mautby	148	1	0	0	0	149	-3	146	0.51%
Ormesby St Margaret	1,714	32	0	-95	0	1,651	-29	1,622	5.91%
Ormesby St Michael	113	1	0	0	0	114	-2	112	0.39%
Repps with Bastwick	150	1	0	0	0	151	-3	148	0.52%
Rollesby	347	0	0	0	0	347	-6	341	1.20%
Somerton	116	2	0	0	0	118	-2	116	0.40%
Stokesby	119	0	0	0	0	119	-2	117	0.41%
Thurne	53	0	0	0	0	53	-1	52	0.18%
West Caister	76	0	0	0	0	76	-1	75	0.26%
Winterton	634	-2	0	-47	0	585	-10	575	2.19%
<b>TOTAL</b>	<b>28,990</b>	<b>325</b>	<b>0</b>	<b>-283</b>	<b>37</b>	<b>29,069</b>	<b>-509</b>	<b>28,560</b>	<b>100%</b>

