

# Crawley Borough Council

## Consideration Report for Delegated Decision by the Leader of the Council

Expected Date of Decision 18 December 2019

### Calculation of the Council Tax Base for the Year 2020/2021

Report of the Head of Corporate Finance, **FIN/487**

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#### **1. Purpose**

- 1.1 The purpose of this briefing note is for the Leader of the Council to exercise his delegated authority to approve the 2020/21 Council Tax Base.

#### **2. Recommendations**

- 2.1 That the Leader of the Council approve the Council Tax Base of 35,811.9 for the year 2020/2021.

#### **3. Reasons for the Recommendations**

- 3.1 The calculation required by statute has produced a tax base of 35,811.9 which is recommended for approval. The regulations provide that in the current year this authority must set the tax base between 1 December 2019 and 31 January 2020.

#### **4. Background**

- 4.1 The Council Tax in England and Wales is provided for and governed by the provisions of the Local Government Finance Act 1992. Within this Act, the Council is designated as a "Billing Authority", responsible for the billing, collection and enforcement of Council Tax.
- 4.2 The Council Tax Base forms part of the process to set the tax, being an estimate of the number of residential properties that will be liable for the tax in the coming year. This is then divided into the budget requirement of each authority to determine the tax payable per property. The calculation to determine the tax base is updated each year to allow for new properties, demolitions and changes in discounts. Of the final tax base, approximately 99% relates to actual properties and discounts with the remaining 1% being the estimated changes.
- 4.3 The Local Government Finance Act 2012 provided billing authorities with powers to:
- vary certain Council Tax discounts
  - introduce a local Council Tax Reduction Scheme

## DISCOUNTS

- 4.4 The Second Homes discount was reduced from 10% to zero from 1 April 2013.
- 4.5 The discount for Class A, empty properties undergoing major repair or structural alteration, was reduced from 100% to zero from 1 April 2013.
- 4.6 A premium of 100% will be applied if such a property is still empty for between 2 and 5 years. A premium of 200% will be applied for properties empty for greater than 5 years.
- 4.7 The discount for Class C properties, empty and substantially unfurnished, is 100% for one week.
- 4.8 The family annex discount was introduced from 1 April 2014 and gives a 50% discount for people living in annexes that are related to person liable to pay the Council Tax in the main dwelling.
- 4.9 No discount is receivable for most second homes, however, where a second home is held for the requirements of a job, a 50% discount applies.
- 4.10 The Council has adopted a local Council Tax Reduction Scheme which replaced the national Council Tax benefit scheme from 1 April 2013.
- 4.11 The Council, as billing authority, is able to reduce the total Council Tax payable by individuals or groups of individuals. The purpose of this power is in the main to provide for disasters such as flooding to enable councils to reduce the tax liability of affected households during a given period. Authority to award such discounts has been delegated to the Head of Corporate Finance.

## **5. Information & Analysis Supporting Recommendation**

### CALCULATION OF THE TAX BASE

- 5.1 All residential properties are valued by the District Valuer and allocated to one of 8 bands, A to H. In order to arrive at the Council Tax payable for the year the number of properties is adjusted to a Band D equivalent for comparative purposes across the country, e.g. one Band H property pays twice the amount of a Band D and is therefore counted as two Band D equivalent properties. Having arrived at the Band D equivalent, this is divided into the amount of income required by the council to arrive at the amount payable for a Band D Council Tax. All other bands are then calculated from this.
- 5.2 The valuation list dated 9 September 2019 has been used, as well as other information dated 7 October 2019 with regards to allowances for additional properties, deletions and alterations to the list.
- 5.3 The Council Tax Base is the total number of Band D equivalents for each of the 8 valuation bands. Detailed calculations for each of the bands are set out in the Appendix to this briefing note.
- 5.4 Finally, it is necessary for the authority to take a view of the potential amount of Council Tax that could be collected and to make allowance for the possibility of bad debts. This is achieved by reducing the Gross Tax Base by a percentage that

reflects the potential value of non-collection. It is proposed that for 2020/2021 the provision for bad debts be set at 0.5% (2019/2020: 0.5%).

### COMPARISON WITH CURRENT YEAR

- 5.5 The Council Tax base has increased by 595.6 Band D equivalents as explained in Table One below.

Table One

	2020/21 Band D equiv.	2019/20 Band D equiv.	Net Change
Actual per valuation list	43,375.4	42,780.4	595
Estimated new properties	478.8	602.7	-123.9
Known Demolition	-1.8	0	-1.8
Estimated banding appeals	-3	-10.5	7.5
Estimated exempt properties	-310.2	-327.1	16.9
Estimated disabled reductions	-25.2	-24.3	-0.9
Estimated 25% discounts	-3,130.0	-3,095.8	-34.2
Estimated 50% discounts	-29.0	-27.5	-1.5
Estimated 100% discounts	-23.7	-30.1	6.4
Premiums on homes empty for 2+ years	20.3	12.3	8.0
Family Annexe discount	-4.3	-2.0	-2.3
Council tax reduction scheme	-4,355.4	-4,484.8	129.4
Provision for non-collection	-180.0	-177.0	-3.0
Tax base	35,811.9	35,216.3	595.6

## **6. Implications**

- 6.1 The Council Tax Base will increase the tax yield by £121,466.66 at the current band D charge of £203.94.

## **7. Background Papers**

Local Government Finance Act 1992

Local Government Finance Act 2012

[Local Council Tax Reduction Scheme, Cabinet – 28 November 2012 \(FIN/286 refers\)](#)

[Review of the Council Tax Reduction Scheme, Cabinet – 30 November 2016 \(FIN/399 refers\)](#)

[Council Tax Empty Property Premiums, Cabinet - 25 September 2019 \(FIN/478\)](#)

COUNCIL TAX BASE CALCULATION 2020/2021

	DISCOUNT /premium	BAND							H	BUDGET
		A	B	C	D	E	F	G		2020/21
<b>1. Total number of Properties Liable to Council Tax</b>										
(a) Actual Number per Valuation List		1,198	7,219	21,916	8,794	3,788	2,259	467	8	45,649
(b) Estimated No of New Properties		27	202	184	82	33	10	2	0	540
Known demolitions				-2						-2
(c) Estimated No of Rebandings										
- Move from Band		0	0	-6	-5	-6	-1	-1	0	-19
- Move to Band		0	6	5	6	1	1	0	0	19
(d) Properties with Disabled Reduction										
- Move from Band		0	-7	-72	-37	-30	-15	-6	-3	-170
- Move to Band		7	72	37	30	15	6	3		170
(e) Exempt Properties		-31	-72	-138	-53	-23	-15	-3	0	-335
- Estimate for new properties		-1	-2	-1	0	0	0	0	0	-4
Number of Chargeable Properties		<b>1200</b>	<b>7418</b>	<b>21923</b>	<b>8817</b>	<b>3778</b>	<b>2245</b>	<b>462</b>	<b>5</b>	<b>45,848</b>
<b>2. Properties Receiving Discounts/Premiums</b>										
- 25% Discount due to single adult household	-25%	717	4029	5773	1874	644	319	55	1	<b>13,412</b>
- Estimate for new properties	-25%	16	113	48	17	6	1	0	0	<b>201</b>
-25% Discount due to all but one resident being exempt	-25%	3	39	225	90	33	17	2	0	<b>409</b>
- Estimate for new properties	-25%	0	1	2	1	0	0	0	0	<b>4</b>
- Other Discounts										
Empty properties 100% discount	-100%	2	8	12	4	0	1	0	0	<b>27</b>
- Estimate for new properties	-100%	0	0	0	0	0	0	0	0	<b>0</b>
Empty properties 50% discount	-50%	0	0	0	0	0	0	0	0	<b>0</b>
- Estimate for new properties	-50%	0	0	0	0	0	0	0	0	<b>0</b>
Second Homes 50% discount	-50%	1	1	0	0	0	0	0	0	<b>2</b>
- Estimate for new properties	-50%	0	0	0	0	0	0	0	0	<b>0</b>
All residents being disregarded for Council Tax purposes 50%	-50%	1	3	9	7	8	8	8	2	<b>46</b>
- Estimate for new properties	-50%	0	0	0	0	0	0	0	0	<b>0</b>
Long Term Empties 100% premium	100%	1	5	10	4	0	2	0	0	<b>22</b>
<b>3. Number of Properties Receiving no Discounts</b>		<b>459</b>	<b>3219</b>	<b>15844</b>	<b>6820</b>	<b>3087</b>	<b>1897</b>	<b>397</b>	<b>2</b>	<b>31,725</b>
<b>4. Family Annexe discount</b>		<b>-6.5</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>5. Council Tax Reduction Scheme</b>		<b>-</b>	<b>-290.4</b>	<b>-1,665.9</b>	<b>-2,550.4</b>	<b>-498.6</b>	<b>-65.2</b>	<b>-16.2</b>	<b>-3.1</b>	<b>-</b>
6. Tax Base Before Tax Weighting Adjustment		717.10	4,711.60	17,854.10	7,819.40	3,538.05	2,141.55	440.65	3.75	<b>37,226.2</b>
<b>7. Tax Weighting</b>		<b>6/9</b>	<b>7/9</b>	<b>8/9</b>	<b>9/9</b>	<b>11/9</b>	<b>13/9</b>	<b>15/9</b>	<b>18/9</b>	
<b>8. Band D Equivalent</b>		<b>478.07</b>	<b>3,664.58</b>	<b>15,870.31</b>	<b>7,819.40</b>	<b>4,324.28</b>	<b>3,093.35</b>	<b>734.42</b>	<b>7.50</b>	<b>35,991.9</b>
<b>LESS : PROVISION FOR NON-COLLECTION</b>									<b>0.50%</b>	<b>-180.0</b>
<b>COUNCIL TAX BASE FOR THE YEAR 2020/2021</b>										<b>35,811.9</b>

Authorised by Head of Corporate Finance

	<u>Signature</u>
	<u>Date</u>
COUNCIL TAX BASE CALCULATION 2020/2021	

35,811.9