



REPORT OF:	FINANCE MANAGER
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TO:	COUNCIL
DATE:	17 DECEMBER 2015

WARD(S) AFFECTED:	All
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SUBJECT:	THE COUNCIL TAX BASE FOR 2016/17
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RECOMMENDATION:

1. In accordance with the Local Authorities (Calculation of Tax Base) Regulations 1992, the Council Tax base for 2016/17 for each of the Council's areas shall be as follows:

Reigate & Banstead Council as a whole: 58,301.0

Horley Town Council area: 8,963.7

Salfords & Sidlow Parish Council area: 1,371.5

REASONS FOR RECOMMENDATION:

The Council's Constitution states that the Council Tax Base can only be approved by the full Council.

EXECUTIVE SUMMARY:

The Council Tax Base is the measure of the relative taxable capacity of each of the three different tax-raising areas of the Borough (the Borough as a whole, the Parish Council area and the Town Council area). It has to be determined before 31 January each year and reported to the Department for Communities & Local Government.

STATUTORY POWERS

1. Section 67 of *The Local Government Finance Act 1992* (as amended by Section 84 of the *Local Government Act 2003*) requires a Local Authority to determine its Council Tax Base for the following financial year before 31 January each year.

ISSUES

Background

2. The Tax Base is the measure of the relative taxable capacity of each of the three different tax-raising areas of the Borough (the Borough as a whole, the

parish council area and the town council area). Town and Parish Councils (“local preceptors”), the County Council and the Police Authority (“major preceptors”) are then notified of the proposed tax base relevant to them. As the billing authority, Reigate & Banstead Borough Council (“the Council”) is responsible for the collection of council tax and payment of precepts to the precepting bodies.

The Council Tax Base Calculation

3. The Council Tax base represents the estimated full year number of chargeable properties in an area, expressed as the equivalent number of “Band D” properties. These calculations are based on the numbers of properties by Council Tax band in the Valuation List. They are adjusted for discounts, exemptions and reductions and then an estimated collection rate is applied.
4. The 2016/17 Council Tax base is set out in Table 1 below.

Area	2016/17	<i>2015/16</i>	<i>% Change</i>
Reigate & Banstead as a whole	58,301.0	57,629.8	+1.2%
Horley Town Council	8,963.7	8,745.8	+2.5%
Salfords & Sidlow Parish Council	1,371.5	1,363.6	+0.6%

5. Detailed calculations are shown in Annexes 1, 2 and 3.

Collection Rate

6. An assumed provision for non-collection is applied when calculating the tax base. In determining the non-collection rate a number of factors are taken into account including losses in income due to banding reductions, non-payment, and back-dated awards of discounts and exemptions. The assumed non-collection rate of 0.8% is applied which has not changed from 2015/16. The Council will budget to collect 99.2% of the Council Tax over time.

OPTIONS

7. When calculating and setting the Tax Base the Council has to follow specific regulations laid down under statutory instruments. There is therefore no opportunity for Members to make any changes to the levels set out in the recommendation.

LEGAL IMPLICATIONS

8. The Council Tax base is a key element of the statutory calculation of the Council Tax.

FINANCIAL IMPLICATIONS

9. Determining the Council Tax base is a prerequisite for the calculation of the Council Tax. Budget and Council Tax levels will be addressed in the coming months.

EQUALITIES IMPLICATIONS

10. There are no specific equalities implications arising from this report.

RISK MANAGEMENT CONSIDERATIONS

11. There are no risk management considerations.

OTHER IMPLICATIONS

12. There are no other implications arising from this report.

CONSULTATION

13. There is no consultation requirement associated with this report.

POLICY FRAMEWORK

14. The Five Year Plan 2015-2020 includes the priority “we will be financially self-sufficient by 2020, without impacting on residents’ priorities.”

Background Papers: None

2016/17 COUNCIL TAX BASE: REIGATE & BANSTEAD BOROUGH COUNCIL (RBBC) GENERAL AREA

	Council Tax Bands									
	<u>Band A</u>	<u>Band B</u>	<u>Band C</u>	<u>Band D</u>	<u>Band E</u>	<u>Band F</u>	<u>Band G</u>	<u>Band H</u>	<u>Total</u>	
Number of dwellings	1,057	3,655	11,732	16,965	10,545	7,162	7,160	1,022	59,298	
Less: disabled	0	-1	-35	-86	-49	-46	-72	-22	-311	[note 1]
Add: disabled	1	35	86	49	46	72	22	0	311	
Less: exempt dwellings	-117	-89	-110	-114	-97	-55	-51	-3	-636	
Less: demolished dwellings	-2	0	-1	-6	-1	-2	0	0	-12	
Adjusted Number of dwellings	939	3,600	11,672	16,808	10,444	7,131	7,059	997	58,650	
Number of discounts										
Single person discount @25%	561	2,064	4,984	4,896	2,429	1,344	962	82	17,322	[note 2]
Disregards @50%	8	5	8	9	27	38	53	12	161	[note 3]
Empty and unfurnished (Class C)	2	15	47	21	13	3	4	0	105	[note 4]
Total Discounts	146	533	1,297	1,250	634	358	271	27	4,516	
Long term empty premium @150%	11	8	22	9	9	0	5	3	67	[note 5]
Total premiums	6	4	11	5	5	0	3	2	34	
Local Council Tax Support Scheme										
Reduction due to scheme	176	777	1,617	1,258	310	84	36	3	4,262	
Net Number of dwellings	622	2,293	8,769	14,305	9,504	6,689	6,754	969	49,905	
Band D Equivalents	414.6	1,783.5	7,794.5	14,304.8	11,616.5	9,662.1	11,256.8	1,938.4	58,771.2	
Less non-collection rate of 0.8%									470.2	
COUNCIL TAX BASE FOR RBBC AREA									58,301.0	[note 6]

note 1: bills reduced to the band below to ensure that disabled people do not pay more Council Tax due to the additional space needed because of a disability.

note 2: the 25% discount is in respect of homes either under single occupation or where all but one occupant are disregarded for Council Tax purposes.

note 3: the 50% discount is applied where residents are disregarded for Council Tax purposes and family annex discount purposes

note 4: 100% discount applied for properties empty for 28 days or less

note 5: 150% premium applied for properties empty for two years or more

note 6: all figure expressed to the number of decimal places required by the Council Tax Base (CTB) return to DCLG.

2016/17 COUNCIL TAX BASE: HORLEY TOWN COUNCIL AREA

	Council Tax Bands								Total	
	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H		
Number of dwellings	135	752	2,225	3,721	1,766	1,032	345	8	9,984	
Less: disabled	0	-1	-8	-26	-10	-9	-7	-1	-62	[note 1]
Add: disabled	1	8	26	10	9	7	1	0	62	
Less: exempt dwellings	-9	-13	-23	-27	-10	-1	-4	0	-87	
Less: demolished dwellings	0	0	0	0	0	0	0	0	0	
Adjusted Number of dwellings	127	746	2,220	3,678	1,755	1,029	335	7	9,897	
Number of discounts										
Single person discount @25%	76	425	928	976	360	131	30	1	2,927	[note 2]
Disregards @50%	2	0	2	0	3	7	10	2	26	[note 3]
Empty and unfurnished (Class C)	0	5	11	3	1	0	0	0	20	[note 4]
Total Discounts	20	111	244	247	93	36	13	1	765	
Long term empty premium @150%	0	0	2	2	0	0	0	0	4	[note 5]
Total premiums	0	0	1	1	0	0	0	0	2	
Local Council Tax Support Scheme										
Reduction due to scheme	26	149	295	270	46	8	1	0	793	
Net Number of dwellings	81	486	1,682	3,162	1,617	985	322	6	8,341	
Band D Equivalents	54.1	377.6	1,495.2	3,162.4	1,976.2	1,423.1	535.9	11.5	9,036.0	
Less non-collection rate of 0.8%									72.3	
COUNCIL TAX BASE FOR HORLEY TOWN COUNCIL AREA									8,963.7	[note 6]

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2016/17 COUNCIL TAX BASE: SALFORDS AND SIDLOW PARISH COUNCIL AREA

	Council Tax Bands								Total	
	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H		
Number of dwellings	116	47	71	564	249	172	147	11	1,377	
Less: disabled	0	0	0	-3	0	0	-3	0	-6	[note 1]
Add: disabled	0	0	3	0	0	3	0	0	6	
Less: exempt dwellings	-10	-1	-1	-5	-2	0	-1	0	-20	
Less: demolished dwellings	0	0	0	0	0	0	0	0	0	
Adjusted Number of dwellings	106	46	73	556	247	175	143	11	1,357	
Number of discounts										
Single person discount @25%	57	20	20	129	44	32	15	2	319	[note 2]
Disregards @50%	1	0	0	2	1	2	1	0	7	[note 3]
Empty and unfurnished (Class C)	0	0	0	0	0	0	0	0	0	[note 4]
Total Discounts	15	5	5	33	12	9	4	1	83	
Long term empty premium @150%	0	0	1	0	0	0	0	1	2	[note 5]
Total premiums	0	0	1	0	0	0	0	1	1	
Local Council Tax Support Scheme										
Reduction due to scheme	21	2	5	36	8	4	2	0	78	
Net Number of dwellings	71	39	63	487	227	162	137	11	1,197	
Band D Equivalents	47.2	30.2	56.1	486.8	277.5	234.4	228.4	22.0	1,382.6	
Less non-collection rate of 0.8%									11.1	
COUNCIL TAX BASE FOR SALFORDS & SIDLOW PARISH COUNCIL AREA									1,371.5	[note 6]

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