

TITLE OF REPORT: Council Tax Base and Business Rates Forecast 2018/19

REPORT OF: Darren Collins, Strategic Director, Corporate Resources

Purpose of the Report

1. This report asks Cabinet to agree the council tax base for 2018/19 for the Parish of Lamesley and the whole of the Borough of Gateshead. Cabinet is also requested to agree a Business Rate forecast for 2018/19.

Background

2. The Council is required to calculate and set a new council tax base each year. This council tax base must be forwarded to the Police and Crime Commissioner for Northumbria and the Tyne and Wear Fire and Rescue Authority by 31 January 2018. It is also used for the Council's own purposes in the calculation of the 2018/19 council tax level.
3. The council tax base reflects the amendments contained within the Local Authorities (Calculation of Council Tax Base) (Amendment) (England) Regulations 2012. These amendments require the tax base to reflect any changes introduced from the Council's Local Council Tax Support Scheme.
4. The Business Rates retention scheme was implemented 1 April 2013 and this allows local authorities to retain 49% of the actual business rates receipts. For Enterprise Zones & New Development Deals, authorities retain 100% of growth in business rates receipts.
5. The Business Rates base for 2018/19 is required to be notified to the Department for Communities and Local Government using form NNDR1 and responsibility for certification of this form is delegated to the Strategic Director, Corporate Resources under the constitution of the Council (Part 3 Schedule 5) as follows:

"to manage the Gateshead Collection Fund in accordance with statutory requirements, including annual approval and certification of the NNDR1 form, prior to its submission to the Department of Communities and Local Government, setting out the local tax base for business properties for each forthcoming year".
6. Based upon the information provided by central government the business rates forecast for 2018/19 is £41.267 million. This figure will be reviewed as part of the completion of the NNDR1 form, which is due by 31 January 2018. This estimate will then be varied by the Strategic Director, Corporate Resources under the delegation contained within the Council's constitution.

Proposal

7. The factors that need to be taken into account in fixing the council tax base are set out in Appendix 1. The proposed council tax base for Gateshead is 51,462.4 an increase of 529 on the current base. This increase is due to an increase in the number of Band D equivalents after taking account of forecast numbers of newly built properties, demolitions, the estimated number of exemptions and discounts, the impact of reviewing entitlements to discounts, reflecting the impacts of the Local Council Tax Support Scheme. The proposed council tax base for Lamesley is 1,212.1 an increase of 25 on the current base.
8. The provisional business rates forecast for 2018/19 is £41.267 million which is the government estimate.

Recommendations

9. It is recommended that Cabinet agree:
 - (i) pursuant to this report and in accordance with the Local Authorities (Calculation of Council Tax Base) Regulations 1992, as amended by Local Authorities (Calculation of Council Tax Base)(Amendment)(England) Regulations 2012 the amount calculated by Gateshead Council as its council tax base for the year 2018/19 shall be 51,462.4
 - (ii) pursuant to this report and in accordance with the Local Authorities (Calculation of Council Tax Base) Regulations 1992, as amended by Local Authorities (Calculation of Council Tax Base)(Amendment)(England) Regulations 2012 the amount calculated as being the Parish Council of Lamesley's council tax base for the year 2018/19 shall be 1,212.1
 - (iii) That the business rates forecast for 2018/19 is £41.267 million

For the following reason:

- (i) To assist the Council in its financial planning and budget setting
- (ii) To set a council tax base and a business rates forecast for 2018/19 in accordance with statutory requirements

CONTACT: Graeme Moffitt extension 4700

APPENDIX 1

Policy Context

1. The proposals in this report will support the vision for Gateshead as outlined in the Council Plan, in particular the key Council priority of ensuring a sustainable Gateshead through the best use of its resources.

Background

2. The council tax base is the total number of Band D equivalent households in the Borough which will be liable to pay council tax in the forthcoming year.
3. The formal decision to fix the council tax base has to be taken by 31 January each year.

Consultation

The Leader of the Council has been consulted in the preparation of this report

Alternative Options

4. There are no alternative options proposed.

Implications of Recommended Options

Calculation of Relevant Amount

5. There are 93,442 domestic properties in Gateshead, which have been placed in one of eight bands (from A to H, see Appendix 2) according to the price at which the property might reasonably have been sold on the open market on 1 April 1991, assuming vacant possession and in a state of reasonable repair.
6. For setting the level of council tax for 2018/19, the total number of properties has to be recalculated into a common base of Band D equivalents, and assumes that there are two or more liable adults living in each property. This recalculation and the adjustments set out in paragraph 7 below are then applied in accordance with the requirements of the Local Authorities (Calculation of Council Tax Base) Regulations 1992, as amended by Local Authorities (Calculation of Council Tax Base)(Amendment)(England) Regulations 2012 and the resultant figure is known as the 'relevant amount'.
7. The adjustments that need to be taken into account for each band of property are:-
 - i) the anticipated number of new dwellings which will be completed during 2018/19;
 - ii) the anticipated number of dwellings to be demolished during 2018/19;
 - iii) the anticipated number of exempt dwellings during 2018/19;
 - iv) the anticipated number of dwellings where the liable person qualifies for a disabled reduction;
 - v) the anticipated number of dwellings where the liable person qualifies for a discount or exemption;

- vi) reviewing entitlement to discounts and exemptions;
 - vii) the adjustment required in respect of the impact for the Council Tax Support Scheme.
8. Applying the adjustments in paragraph 7 has the effect of reducing the total number of properties to a common base for each band, in terms of full year equivalents.
 9. In order to arrive at a common base of Band D equivalents, i.e. the 'relevant amount', the appropriate fraction prescribed by Regulation 4 of the Local Authorities (Calculation of Council Tax Base)(Amendment)(England) Regulations 2012 is applied to each band, resulting in a Band D equivalent of 52,647 for the whole of Gateshead as set out in Appendix 3.
 10. The Band D equivalent calculations for Lamesley are 1,240 and are set out in Appendix 4. The figures are relevant to the additional expenditure in this area by the Parish Council.

Calculation of Council Tax Collection Rate

11. In order to set the council tax at a level which will realise enough income to meet the Authority's budget requirements, an appropriate percentage collection rate has to be applied to the 'relevant amount' for Band D equivalent properties, in Gateshead and Lamesley respectively.
12. Despite the economic context, the Council has during 2017/18 been able to maintain positive collection rates. The projected collection to the end March 2018 therefore indicates that the in year collection rate of 97.75%, which was applied last year, is being sustained. For the year 2018/19 it is proposed to retain this collection rate.

Calculation of Council Tax Base

13. In order to calculate the Authority's council tax base for both precepting purposes and council tax setting purposes, the relevant amounts as shown in Appendices 3 and 4 have to be multiplied by the Authority's estimated collection rate (97.75%) which in terms of Band D equivalents equates to 51,462.4 for Gateshead and 1,212.1 for Lamesley.

Business Rates Forecast

14. Gateshead receives 50% of business rates income and pays 1% of the total amount to the Tyne and Wear Fire and Rescue Authority. The Gateshead element of the estimated business rates base for 2018/19 is £41.267 million, based on central government estimates. The final business rates figure will be assessed as part of the NNDR1 form which is required by 31 January 2018.

15. Resources:

- a) **Financial Implications** – These are set out in this Appendix. The Strategic Director, Corporate Resources confirms that the agreed council tax base will be used when calculating the amount to be raised from council tax in

2018/19, and the business rates forecast submitted to government will be used for setting the Council's budget for 2018/19

b) Human Resource Implications – Nil

c) Property Implications – Nil

16. **Risk Management Implications** – There is a risk that the tax base is set at a level which results in a shortfall of income when council tax rates are set, particularly in the current economic climate. However, this has been minimised through the work that has been carried out in estimating the adjustments described in paragraph 7 and the application of the collection rate described in paragraph 12, which is based on actual experience during the first three quarters of 2017/18.
17. **Equality and Diversity Implications** – Nil
18. **Crime and Disorder Implications** – Nil
19. **Sustainability Implications** – Nil
20. **Human Rights Implications** – Nil
21. **Area and Ward Implications** – The tax base covers the whole area of Gateshead. The tax base for Lamesley covers the area of the parish of Lamesley.

APPENDIX 2

STATEMENT OF NUMBERS AND BANDS OF ALL DOMESTIC PROPERTIES

SHOWN IN THE VALUATION LIST FOR GATESHEAD COUNCIL AS AT

18 DECEMBER 2017

Band	Value	Numbers
A	Up to £40,000	56,433
B	£40,001 to £52,000	12,733
C	£52,001 to £68,000	15,095
D	£68,001 to £88,000	5,625
E	£88,001 to £120,000	2,308
F	£120,001 to £160,000	824
G	£160,001 to £320,000	375
H	Over £320,000	49
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		93,442

APPENDIX 3

CALCULATION OF RELEVANT AMOUNT (FULL YEAR BAND D PROPERTIES)

FOR GATESHEAD COUNCIL

Band	No. of Properties	Adjustments (Para. 7)	No. of Properties	Appropriate Fraction	Band D Equivalent Properties
A (disabled reductions)	0	95	95	5/9	53
A	56,433	-21,528	34,905	6/9	23,270
B	12,733	-2,472	10,261	7/9	7,981
C	15,095	-1,758	13,337	8/9	11,855
D	5,625	-477	5,148	9/9	5,148
E	2,308	-178	2,130	11/9	2,603
F	824	-53	771	13/9	1,114
G	375	-19	356	15/9	593
H	49	-34	15	18/9	30
	<hr/> 93,442	<hr/> -26,424	<hr/> 67,018		<hr/> 52,647

Relevant Amount (Band D Equivalentents) = 52,647

APPENDIX 4

CALCULATION OF RELEVANT AMOUNT (FULL YEAR BAND D PROPERTIES)

FOR LAMESLEY

Band	No. of Properties	Adjustments (Para. 7)	No. of Properties	Appropriate Fraction	Band D Equivalent Properties
A (disabled reductions)	0	2	2	5/9	1
A	831	-339	492	6/9	328
B	337	-73	264	7/9	205
C	430	-61	369	8/9	328
D	203	-11	192	9/9	192
E	84	-8	76	11/9	93
F	46	-4	42	13/9	61
G	19	-1	18	15/9	30
H	2	-1	1	18/9	2
	<hr/> 1,952	<hr/> -496	<hr/> 1,456		<hr/> 1,240

Relevant Amount (Band D Equivalents) = 1,240