

TITLE OF REPORT: Council Tax Base and Business Rates Forecast 2022/23

REPORT OF: Darren Collins, Strategic Director, Resources and Digital

Purpose of the Report

1. This report asks Cabinet to agree the council tax base for 2022/23 for the Parish of Lamesley and the whole of the Borough of Gateshead. Cabinet is also requested to agree a Business Rate forecast for 2022/23.

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 2022. It is also used for the Council's own purposes in the calculation of the 2022/23 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 2022/23 is required to be notified to the Ministry of Housing, Communities and Local Government using form NNDR1 and responsibility for certification of this form is delegated to the Strategic Director, Resources and Digital 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 for Levelling Up, Housing and Communities, 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 2022/23 is £43.114 million. This figure will be reviewed as part of the completion of the NNDR1 form, which is due by 31 January 2022. This estimate will then be varied by the Strategic Director, Resources and Digital under the delegation contained within the Council's constitution.

Proposal

7. The factors that need to be considered in fixing the council tax base are set out in Appendix 1. The proposed council tax base for Gateshead is 52,660.9 an increase of 176.9 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 and reflecting the impacts of the Local Council Tax Support Scheme. The proposed council tax base for Lamesley is 1,214.1 an increase of 15.7 on the current base.
8. The provisional business rates forecast for 2022/23 is £43.114 million in line with government estimates.

Recommendations

9. It is recommended that Cabinet agrees:
 - (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 2022/23 shall be 52,660.9;
 - (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 2022/23 shall be 1,214.1; and
 - (iii) the business rates forecast for 2022/23 is £43.114 million

For the following reasons:

- (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 2022/23 in accordance with statutory requirements.

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Policy Context

1. The proposals in this report are consistent with Council priorities and in particular ensuring that effective use is made of Council resources to support the framework for “making Gateshead a place where everyone thrives”.

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 must be taken by 31 January each year.

Consultation

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

Alternative Options

5. There are no alternative options proposed.

Implications of Recommended Options

Calculation of Relevant Amount

6. There are 94,554 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.
7. For setting the level of council tax for 2022/23, the total number of properties must 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’.
8. The adjustments that need to be considered for each band of property are: -
 - i) the anticipated number of new dwellings which will be completed during 2022/23;
 - ii) the anticipated number of dwellings to be demolished during 2022/23;
 - iii) the anticipated number of exempt dwellings during 2022/23;
 - 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.
9. 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.
10. 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 53,873 for the whole of Gateshead as set out in Appendix 3.
11. The Band D equivalent calculations for Lamesley are 1,242 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

12. 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 must be applied to the 'relevant amount' for Band D equivalent properties, in Gateshead and Lamesley respectively.
13. Despite the economic context, the Council has during 2021/22 been able to maintain positive collection rates. The projected collection to the end March 2022 therefore indicates that the in-year collection rate of 97.75%, which was applied last year, is being sustained. For the year 2022/23 it is proposed to retain this collection rate.

Calculation of Council Tax Base

14. 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 must be multiplied by the Authority's estimated collection rate (97.75%) which in terms of Band D equivalents equates to 52,660.9 for Gateshead and 1,214.1 for Lamesley.

Business Rates Forecast

15. 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 2022/23 is £43.114 million, based on central government estimates. The final business rates figure will be assessed as part of the NNDR1 form which is due to be returned by 31 January 2022.

16. **Resources:**
- a) **Financial Implications** – These are set out in this Appendix. The Strategic Director, Resources and Digital confirms that the agreed council tax base will be used when calculating the amount to be raised from council tax in 2022/23, and the business rates forecast submitted to government will be used for setting the Council's budget for 2022/23.
 - b) **Human Resource Implications** – Nil
 - c) **Property Implications** – Nil
17. **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 2021/22.
18. **Equality and Diversity Implications** – Nil
19. **Crime and Disorder Implications** – Nil
20. **Climate Emergency and Sustainability Implications** – Nil
20. **Human Rights Implications** – Nil
21. **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

5 December 2021

Band	Value	Numbers
A	Up to £40,000	56,357
B	£40,001 to £52,000	12,954
C	£52,001 to £68,000	15,553
D	£68,001 to £88,000	5,791
E	£88,001 to £120,000	2,585
F	£120,001 to £160,000	885
G	£160,001 to £320,000	381
H	Over £320,000	48
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		94,554

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	150	150	5/9	83
A	56,357	-21,084	35,273	6/9	23,515
B	12,954	-2,522	10,432	7/9	8,114
C	15,553	-1,880	13,673	8/9	12,154
D	5,791	-523	5,268	9/9	5,268
E	2,585	-193	2,392	11/9	2,923
F	885	-63	822	13/9	1,187
G	381	-23	358	15/9	597
H	48	-32	16	18/9	32
	<hr/> 94,554	<hr/> -26,170	<hr/> 68,384		<hr/> 53,873

Relevant Amount (Band D Equivalents) = 53,873

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	3	3	5/9	2
A	826	-313	513	6/9	342
B	338	-81	257	7/9	200
C	428	-56	372	8/9	331
D	202	-18	184	9/9	184
E	82	-7	75	11/9	91
F	46	-5	41	13/9	59
G	20	-1	19	15/9	31
H	2	-1	1	18/9	2
	<hr/> 1,944	<hr/> -479	<hr/> 1,465		<hr/> 1,242

Relevant Amount (Band D Equivalents) = 1,242