

Report Title:	Council Tax Base 2018-19
Contains Confidential or Exempt Information?	NO - Part I
Member reporting:	Councillor Saunders, Lead Member for Finance
Meeting and Date:	Cabinet – 14 December 2017
Responsible Officer(s):	Russell O’Keefe, Executive Director, Rob Stubbs, Deputy Director and Head of Finance.
Wards affected:	All

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REPORT SUMMARY

1. This report deals with the statutory requirement to set the Council’s tax base for Council Tax for 2018-19. The tax base is used by Thames Valley Police, Berkshire Fire & Rescue Authority, local Parish Councils as well as the Borough for setting precepts and Council Tax next year.
2. The tax base is in line with the level anticipated in the Councils Medium Term Financial Plan and has increased since last year for two main reasons:
 - The number of properties being built.
 - Reduced number of households claiming Local Council Tax Support Discount.

1 DETAILS OF RECOMMENDATION(S)

RECOMMENDATION: That Cabinet notes the report and:

- i) Approves the council tax base for the whole of the Borough area, for the year 2018-19 at 67,617.93 as detailed in this report and appendices.

2 REASON(S) FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

Table 1: Options

Option	Comments
Accept the recommendations	Council Tax is likely to achieve planned levels.
Reduce the non-payment percentage	There is no guarantee the Council would recover the increased Council Tax arising from this action.

3 KEY IMPLICATIONS

- 3.1 **Local Council Tax Support (LCTS)** The delivery of LCTS as a discount under the localisation initiative has a significant impact on the tax base with in excess of 3600 properties estimated to receive up to 100% discount, dependant on their circumstances. However indications are that the numbers of claimants across the Borough are falling. The estimated cost of the discount is lower in 2018-19 (£4,086,000) compared to 2017-18 (£4,107,000). This comes through as an increase in the tax base compared to the estimate used in 2017-18.
- 3.2 **New Properties.** Provision needs to be made in the 2018-19 tax base for new properties that are likely to be occupied before the end of the next financial year. This provision is calculated by colleagues in the revenues team following conversations with planners, building control and local builders. The growth in local housing continues at a high level and the part year effect of 718 properties will be included in the provision for 2018-19.
- 3.3 **Collection Rate.** A review of eventual collection rates has been carried out which revealed that assumptions used to calculate the 2017-18 tax base (99.5%) are adequate and no changes are proposed.
- 3.4 **Business Rates.** Under the localisation of Business Rates initiative, also enabled in the Local Government Finance Bill, the borough now has a greater financial interest in the local business rate tax base as the Borough now shares in the risks and rewards associated with growth in the local economy. Whilst the Business rate tax base can be estimated using last years returns the actual Business Rate tax base cannot be calculated until DCLG publishes the NNDR1 return in January. Information on the business rate tax base will, therefore, be included in the Budget report to February Cabinet along with other assumptions that have been made about the income that is likely to accrue.

4 FINANCIAL DETAILS / VALUE FOR MONEY

- 4.1. The Council tax base for the individual parts of the Royal Borough (both parished and unparished areas) is as follows:

PARISH	Local Tax Base 2018-19 (band D equivalent properties)
Bisham	735.65
Bray	4,195.32
Cookham	2,923.18
Cox Green	3,073.72
Datchet	2,212.50
Eton	1,800.59
Horton	463.67
Hurley	996.80
Old Windsor	2,402.83
Shottesbrooke	74.68
Sunningdale	3,419.99

Sunninghill	6,455.77
Waltham St Lawrence	661.04
White Waltham	1,266.92
Wraysbury	2,168.79
UNPARISHED	
Maidenhead	21,234.15
Windsor	13,532.33
TOTAL	67,617.93

- 4.2. The Council's budget requirement divided by the tax base (above) equals the Band D council tax that is set by the Council in February 2018.
- 4.3. The tax base has increased by 908.29 band D equivalent properties since 2017-18 which is an increase of 1.4%.
- 4.4. Band D equivalent properties are the number of band D properties in the area which would raise the same council tax as the actual number of properties in all bands. For example, one band H property is equivalent to two band D properties, because the taxpayer in a Band H property pays twice as much council tax.

5 LEGAL IMPLICATIONS

- 5.1 This report is part of the process required for the Council to meet its legal obligations to set its tax base and an annual budget.

6 RISK MANAGEMENT

Table 4: Impact of risk and mitigation

Risks	Uncontrolled Risk	Controls	Controlled Risk
That the non-collection rate of 0.5% proves to be inadequate.	A deficit on the collection fund will result and this would be used to adjust future calculations of council tax.	The non-collection rate is the best estimate based on past collection rates. The collection rate is monitored throughout the year.	Minimal

7 POTENTIAL IMPACTS

- 7.1 None.

8 CONSULTATION

- 8.1 Overview & Scrutiny meetings are scheduled prior to this Cabinet. Any comments from those meetings will be reported verbally to Cabinet.

9 TIMETABLE FOR IMPLEMENTATION

- 9.1 The budget for 2018-19 will be finalised in January 2018 with full details going to Cabinet and Council in February 2018. Residents will be advised of their Council Tax in March 2018.

10 APPENDICES

- 10.1 Appendix A Analysis of properties.
Appendix B Tax base by parish by band.
Appendix C 2018-19 tax base compared with 2017-18.

11 BACKGROUND DOCUMENTS

- 11.1 Council tax base report 15th December 2016

12 CONSULTATION (MANDATORY)

Name of consultee	Post held	Date sent	Commented & returned
Cllr Saunders	Lead Member for Finance		
Cllr Rankin	Deputy Lead Member for Finance		
Alison Alexander	Managing Director		
Russell O'Keefe	Executive Director		
Andy Jeffs	Executive Director		

REPORT HISTORY

Decision type: For information	Urgency item? No
Report Author: Rob Stubbs, Deputy Director and Head of Finance, 01628 796222	

Tax Base 2018/19 - Analysis of Properties

BAND		A (Entitled to Disabled Relief Reduction)	A	B	C	D	E	F	G	H	TOTAL
Number Of Properties											
Full Charge		1	804	1,186	4,976	10,684	9,349	6,242	7,662	1,486	42,390
25%Discount	25.00%	0	848	2,138	3,836	4,736	3,354	1,627	1,431	142	18,112
Empty Property Zero Discount <2Y	0.00%	0	48	83	231	247	170	103	132	39	1,053
Second Homes	0.00%	0	95	60	120	196	163	81	106	63	884
Empty Property Premium >2Y	50.00%	0	35	69	30	35	38	25	35	12	279
Statutory 50% Discounts	50.00%	0	4	1	6	7	6	14	33	13	84
Exemptions		0	141	252	212	244	110	74	95	30	1,158
Equivalent property reductions resulting from		0	-240	-814	-1,093	-998	-296	-108	-52	0	-3,601
MOD Properties		0	0	167	114	111	14	10	48	0	463
Total No. of Properties		1	1,735	3,141	8,431	15,262	12,908	8,068	9,490	1,785	60,821
Total Equiv No.		1.00	1,397.49	2,388.79	7,272.07	13,848.22	11,975.49	7,592.37	9,038.57	1,719.00	55,233.00
Ratio to Band D		5/9	6/9	7/9	8/9	1	11/9	13/9	15/9	2	
BAND D EQUIVALENT		0.56	931.67	1,857.96	6,464.07	13,848.21	14,636.74	10,966.76	15,064.26	3,438.00	67,208.23

Tax Base 2018/19 - Band D Equivalents

BAND	A (Entitled to Disabled Relief Reduction)	A	B	C	D	E	F	G	H	TOTAL
Parish										
Bisham	0.00	3.17	2.53	4.44	31.47	106.52	129.02	375.53	85.00	737.68
Bray	0.00	150.43	179.58	187.85	506.24	1,026.45	754.53	1,259.87	142.00	4,206.95
Cookham	0.00	55.57	24.28	139.95	325.12	802.88	461.27	905.25	213.50	2,927.82
Cox Green	0.00	8.25	82.09	172.21	761.06	1,145.42	692.26	215.10	8.00	3,084.39
Datchet	0.00	22.05	51.62	328.36	352.28	450.89	382.33	586.42	31.00	2,204.95
Eton	0.00	10.01	55.28	177.35	564.66	510.23	192.57	229.32	68.00	1,807.42
Horton	0.00	16.62	12.27	54.39	80.31	107.82	110.57	74.52	9.50	466.00
Hurley	0.00	38.62	15.56	49.47	149.07	174.62	109.11	355.42	103.50	995.37
Old Windsor	0.00	20.33	44.12	146.43	391.22	812.95	396.73	528.17	70.50	2,410.45
Shottesbrooke	0.00	1.83	0.78	1.56	6.52	18.03	8.67	21.25	13.50	72.14
Sunningdale	0.00	28.83	30.84	104.20	408.26	457.69	461.44	895.87	943.50	3,330.63
Sunninghill	0.00	120.18	85.46	330.18	870.30	858.51	1,163.44	2,062.68	941.00	6,431.75
Waltham St Lawrence	0.00	12.76	4.86	16.95	55.67	122.39	85.93	282.63	81.50	662.69
White Waltham	0.00	32.27	57.07	97.64	296.66	287.01	127.60	308.33	45.50	1,252.08
Wraysbury	0.00	33.52	36.22	49.96	227.69	274.07	485.93	931.35	121.50	2,160.24
UNPARISHED										
Maidenhead	0.56	171.05	710.79	3,309.07	4,780.10	4,058.96	3,538.72	4,149.43	345.50	21,064.18
Windsor	0.00	206.18	464.61	1,294.06	4,041.58	3,422.30	1,866.64	1,883.12	215.00	13,393.49
	0.56	931.67	1,857.96	6,464.07	13,848.21	14,636.74	10,966.76	15,064.26	3,438.00	67,208.23
Valuation changes in year 2018/19		33.34	37.40	288.89	82.84	78.22	122.05	98.76	8.00	749.50
	0.56	965.01	1,895.36	6,752.96	13,931.05	14,714.96	11,088.81	15,163.02	3,446.00	67,957.73
Deduct Non-Collection Rate of .50%	0.00	4.82	9.47	33.76	69.66	73.55	55.44	75.83	17.27	339.80
COUNCIL TAX BASE	0.56	960.19	1,885.89	6,719.20	13,861.39	14,641.41	11,033.37	15,087.19	3,428.73	67,617.93

Local Tax Base 2018/19						
PARISH	Band D Equivalents	ADD Valuation Changes in 2018/19	LESS Non Collection Allowance	Local Tax Base 2018/19	Local tax Base 2017/18	Change
Bisham	737.68	1.67	-3.70	735.65	731.07	4.58
Bray	4,206.95	9.45	-21.08	4,195.32	4,183.27	12.05
Cookham	2,927.82	10.05	-14.69	2,923.18	2,889.38	33.80
Cox Green	3,084.39	4.78	-15.45	3,073.72	3,070.64	3.08
Datchet	2,204.95	18.67	-11.12	2,212.50	2,193.73	18.77
Eton	1,807.42	2.22	-9.05	1,800.59	1,778.20	22.39
Horton	466.00	-	-2.33	463.67	461.71	1.96
Hurley	995.37	6.44	-5.01	996.80	997.75	0.95
Old Windsor	2,410.45	4.45	-12.07	2,402.83	2,361.98	40.85
Shottesbrooke	72.14	2.92	-0.38	74.68	70.66	4.02
Sunningdale	3,330.63	106.55	-17.19	3,419.99	3,423.44	3.45
Sunninghill	6,431.75	56.46	-32.44	6,455.77	6,333.09	122.68
Waltham St Lawrence	662.69	1.67	-3.32	661.04	665.93	4.89
White Waltham	1,252.08	21.21	-6.37	1,266.92	1,238.77	28.15
Wraysbury	2,160.24	19.45	-10.90	2,168.79	2,142.80	25.99
UNPARISHED						
Maidenhead	21,064.18	276.67	-106.70	21,234.15	20,929.40	304.75
Windsor	13,393.49	206.84	-68.00	13,532.33	13,237.82	294.51
TOTALS	67,208.23	749.50	-339.80	67,617.93	66,709.64	908.29