

CABINET

7 December 2011

COUNCIL TAX BASE 2012/2013

REPORT OF HEAD OF REVENUES

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RECENT REFERENCES:

[CAB2087](#) – Council Tax Base 2011/12, 8 December 2010

EXECUTIVE SUMMARY:

The Council is required to approve the Council Tax Base figure for 2012/2013 by 31 January 2012. The Council Tax Base figure is an integral part of the calculations for setting the level of Council Tax, and is the number of chargeable properties adjusted for certain factors, e.g. single persons' discounts, exemptions etc. This report sets out the factors and the calculations used to arrive at the Council Tax Base for 2012/2013.

RECOMMENDATIONS:

That Cabinet recommend to Council:-

- 1 That the calculations contained in this report for the Council Tax Base for 2012/2013 be approved.
- 2 That in accordance with the Local Authorities (Calculation of Tax Base) Regulations 1992, the amount calculated by Winchester City Council for the year 2012/2013 is 48,323.83 properties at Band D equivalent.
- 3 That the amount calculated as the Council Tax Base for each Parish within the area of Winchester City Council and for Winchester Town shall be as stated in Appendix C to this report.

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DETAIL:

1 Introduction

1.1 Section 67(2) of the Local Government Finance Act 1992 requires that certain functions must be carried out only by the authority, i.e., Winchester City Council, and these include the calculations concerned with setting the Council Tax.

1.2 One of the elements in the calculations and which has to be approved by the Council before 31 January 2012 is the tax base. This report sets out the various factors which have to be taken into account, and provides the calculations as specified in the Local Authorities (Calculation of Council Tax Base) Regulations 1992, to arrive at the tax base for 2012/2013.

2 Tax Base

2.1 The starting point for calculating the tax base is the number of chargeable properties within the District. Adjustments are made for single person discounts, properties eligible for two discounts, second home discounts of 10%, properties where a disabled person's reduction is applicable, properties that are exempt and Ministry of Defence properties.

3 Allowances Applied

3.1 Discounts, Exemptions and Disabled Reductions

a) There are currently 14,457 taxpayers entitled to a 25% discount, 488 taxpayers entitled to a 50% discount and 486 taxpayers entitled to a 10% discount.

b) There are 2,286.92 properties exempt from Council Tax, of which 425 are Ministry of Defence (MOD) properties. Although exempt the MOD do pay a contribution in lieu of the Council Tax payable had the property been in private ownership.

c) Disabled reductions have been granted on 190 properties. These properties are billed at one band below that which is shown in the valuation list.

4 New/Altered Dwellings

- 4.1 An analysis of new and altered dwellings which it is estimated are likely to be completed prior to 31 March 2013 shows that approximately 0.63% of the tax base is attributable to new properties. Given the current economic climate a cautious approach has been taken in estimating the number of new properties.
- 4.2 Last year the 'New Homes Bonus' scheme was introduced. The aim of the scheme is to 'create a powerful, simple, transparent and permanent incentive which rewards local authorities that deliver sustainable housing development'.
- 4.2.1 The calculation of the Bonus is based on the information supplied annually to CLG on the Council Tax Base form used for formulae grant purposes. This information is based on the actual number of properties at a specified date and is not the estimate used in this report for calculating the Council Tax base for the purpose of setting the Council Tax. The calculation will also use CLG official statistics on gross additional affordable housing supply.
- 4.3 In addition it has been assumed that 30% of new properties will receive a 25% discount and 4% an empty & unfurnished exemption.

5 Calculation of the Tax Base

- 5.1 The tax base is calculated by applying the formula: -

A x B, where

- A. is defined as "the total of the relevant amounts for each of the valuation bands, which is shown or is likely to be shown in the Authority's valuation list as applicable to one or more dwellings in its area", i.e. the number of chargeable dwellings with certain adjustments.
- B. is the Authority's estimate of its collection rate for that year.

- 5.2 The calculation for the relevant amounts for the year, beginning 1 April 2012 is shown as Appendix A.
- 5.3 An estimate of the collection rate is shown in Appendix B (it must be emphasised that the figures used are estimates for this purpose only). One of the factors in estimating the collection rate is an allowance for losses in collection, and for the current year this was estimated at 1.5%. Collection for the current year is on target and with this in mind it would be prudent to make an allowance for losses in collection of 1.5%, as in the current year.
- 5.4 Appendix A shows the total of the relevant amounts (total Band D equivalent) is 48,651.05. The estimate of the collection rate is 98.6% as shown in Appendix B. As outlined in paragraph 3.1 although exempt the MOD do pay a contribution in lieu equal to the full tax payable. Therefore the MOD contribution will be 100% of the charge due, the Band D equivalent of the

MOD properties is added to the tax base after the collection rate of 98.6% is taken into account.

The tax base is therefore 48,651.05 x 0.986	=	47,969.95
<u>Add Band D equivalent of MOD properties</u>	=	<u>353.88</u>
TOTAL TAX BASE	=	48,323.83

For information the 2011/2012 tax base was 47,980.46

6 Parishes and Winchester Town

- 6.1 The relevant amounts have been calculated/estimated for each part of the area and the individual tax base calculated. Tax bases for each Parish and Winchester Town are listed in Appendix C.

OTHER CONSIDERATIONS:

7 SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS (RELEVANCE TO):

- 7.1 Calculation of the tax base supports all tenets of the Council's contribution to the Sustainable Community Strategy and change plans.

8 RESOURCE IMPLICATIONS:

- 8.1 The calculation of the tax base is fundamental to the calculation of the Council Tax and to the Council's ability to finance its planned programmes.

9 RISK MANAGEMENT ISSUES

- 9.1 The tax base will be influenced by various factors that cannot be quantified or assessed fully at this stage; some external and outside of the control of the Council. Consideration has been given to these factors when preparing the tax base and a cautious approach has been taken with estimates.

BACKGROUND DOCUMENTS:

Detailed working papers held in the Revenues Division.

APPENDICES:

- A. Council Tax Setting – Relevant Amounts.
- B. Estimate of the Collection Rate.
- C. Tax bases for each Parish and Winchester Town.

Council Tax Setting – Relevant Amounts for Winchester (whole area)

APPENDIX A

Description	Band A disabled relief	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	
Dwellings		2,188.00	6,326.00	11,561.00	8,991.00	8,203.00	6,320.00	5,101.00	651.00	49,341.00
Additions		10.41	6.78	26.79	71.47	91.68	55.36	1.38	0.92	264.79
Reductions					1.00		1.00	1.00		3.00
Exemptions		319.67	313.17	743.08	352.75	188.17	149.25	180.58	40.25	2,286.92
Exemptions (on additions)		0.42	0.27	1.07	2.86	3.67	2.21	0.06	0.04	10.59
Disabled relief	2	11.00	6.00	10.00	10.00	10.00	-23.00	-13.00	-13.00	0.00
Chargeable dwellings	2.00	1,889.32	6,025.34	10,853.64	8,715.86	8,112.84	6,199.90	4,907.74	598.63	47,305.28
Discounts										
25%	1	981.00	3,467.00	3,750.00	2,685.00	1,804.00	1,079.00	636.00	54.00	14,457.00
25% (on additions)		3.12	2.03	8.04	21.44	27.50	16.61	0.41	0.28	79.44
50%		105.00	61.00	88.00	75.00	48.00	40.00	48.00	23.00	488.00
10%		73.00	36.00	106.00	90.00	65.00	46.00	53.00	17.00	486.00
Total Discounts	0.25	305.83	901.36	994.11	723.11	488.38	298.50	188.40	26.77	3,926.71
Net Dwellings	1.75	1,583.49	5,123.98	9,859.53	7,992.75	7,624.47	5,901.39	4,719.34	571.86	43,378.57
Ratio to Band D	5/9	6/9	7/9	8/9	1	11/9	13/9	15/9	18/9	
Band D Equivalents	0.97	1,055.66	3,985.32	8,764.03	7,992.75	9,318.79	8,524.24	7,865.57	1,143.73	48,651.05

Total band D equivalent 48,651.05

APPENDIX B

Estimate of the 2012/2013 Collection RateThe Local Authorities (Calculation of Council Tax Base) Regulations 1992

Collection rate calculation - 2012/2013	Total Aggregate Amount	Aggregate of Amounts likely to be paid
Estimated Gross Debit	70,267,184	1.5% allowances for losses on collection
LESS estimated Council Tax Benefits	5,425,291	
	64,841,893	<hr/> 63,869,265
PLUS transfers to the Collection Fund: estimated Council Tax Benefits	5,425,291	5,425,291
	<hr/> 70,267,184	<hr/> 69,294,556
LESS estimated transfers from the Collection Fund	0	0
	<hr/> 70,267,184 <hr/>	<hr/> 69,294,556 <hr/>
	£69,294,556	expressed as a proportion of £70,267,184
The Collection Rate for 2012/2013	98.6%	

COUNCIL TAX FOR EACH PARISH AND WINCHESTER TOWN

	<u>TAX BASE</u> <u>ALLOWING FOR</u> <u>COLLECTION</u> <u>RATE</u>	<u>+ MOD BAND</u> <u>D</u> <u>EQUIVALENT</u>	<u>= TAX BASE</u>
Badger Farm	989.17		989.17
Beauworth	53.14		53.14
Bighton	172.24		172.24
Bishops Sutton	217.95		217.95
Bishops Waltham	2,730.68		2,730.68
Boarhunt	243.77		243.77
Bramdean & Hinton Ampner	219.48		219.48
Cheriton	313.65		313.65
Chilcomb	59.90		59.90
Colden Common	1,592.07		1,592.07
Compton and Shawford	838.57		838.57
Corhampton and Meonstoke	392.31		392.31
Crawley	220.07		220.07
Curdrige	637.36		637.36
Denmead	2,815.52		2,815.52
Droxford	337.09		337.09
Durley	473.95		473.95
Exton	127.45		127.45
Hambledon	499.10		499.10
Headbourne Worthy	233.79		233.79
Hursley	424.56		424.56
Itchen Stoke and Ovington	123.25		123.25
Itchen Valley	729.29		729.29
Kilmeston	137.91		137.91
Kings Worthy	1,852.43		1,852.43
Littleton and Harestock	1,447.97	73.70	1,521.67
Micheldever	638.18		638.18
New Alresford	2,326.62		2,326.62
Northington	126.79		126.79
Old Alresford	256.37		256.37
Olivers Battery	762.61		762.61
Otterbourne	707.49		707.49
Owslebury	389.68		389.68
Shedfield	1,652.78		1,652.78
Soberton	827.75		827.75
South Wonston	1,001.32	198.05	1,199.37
Southwick and Widley	207.25	82.13	289.38
Sparsholt	309.05		309.05
Swanmore	1,321.20		1,321.20
Tichborne	87.43		87.43
Twyford	734.73		734.73
Upham	321.19		321.19
Warnford	110.66		110.66
West Meon	383.69		383.69
Whiteley	1,286.07		1,286.07
Wickham	1,791.69		1,791.69
Winchester Town	14,233.95		14,233.95
Wonston	610.78		610.78
Totals	47,969.95	353.88	48,323.83