

Report to: Cabinet



Date of Meeting 6 January 2021

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

2021/2022 Council Tax Base

Report summary:

This report sets out the tax base for 2021/2022 and includes the breakdown for each parish, expressed in terms of Band D equivalent properties on which the council tax will be based. This is an important component in the Council's budget setting process for 2021/2022.

Recommendation:

- 1.To confirm the tax base for 2021/2022 at 60,084 Band D equivalent properties.
- 2.To confirm the amount for each parish as detailed under section 3 of this report.

Reason for recommendation:

The calculation of the tax base is prescribed in regulations and is a legal requirement. The council tax base is defined as the number of Band D equivalent properties in a local authority's area. The tax base is necessary to calculate council tax for a given area.

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Portfolio(s) (check which apply):

- Climate Action
- Corporate Services and COVID-19 Response and Recovery
- Democracy and Transparency
- Economy and Assets
- Coast, Country and Environment
- Finance
- Strategic Planning
- Sustainable Homes and Communities

Financial implications:

The adoption of the taxbase is crucial to the setting of the Council Tax for the district. The calculations involved and projections made are prescribed and follow a set process.

Legal implications:

There is a statutory framework governing the Council Tax setting process and this has been had regard to with the key requirements also identified within the report. There are no further comments required.

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk;

Links to background information

Link to [Council Plan](#):

Priorities (check which apply)

- Outstanding Place and Environment
 - Outstanding Homes and Communities
 - Outstanding Economic Growth, Productivity, and Prosperity
 - Outstanding Council and Council Services
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Report in full

1.0 Background

- 1.1 The tax base for council tax must be set between 1 December 2020 and 31 January 2021.
- 1.2 The council tax base is the measure of the number of dwellings to which council tax is chargeable in an area or part of an area. It is used for the purposes of calculating an authority's band D council tax.
- 1.3 Regulations prescribe that the relevant date to be used in estimating the tax base will be 30 November in the financial year preceding that for which the tax base is calculated.
- 1.4 The tax base calculation is determined annually by identifying the number of properties listed in the valuation list and then adjusted for the following:
 - An estimate of the number of new properties to come on to the Valuation list for all or part of the year and the estimated level of discounts, exemptions and reliefs that may apply.
 - An estimate of the number of properties to be demolished and allowing for any discounts and exemptions associated with them.
 - The number of discounts, exemptions, premiums and relief that already apply
 - Any changes to the level of discounts, premiums, etc.
 - The estimated reduction for the council tax reduction scheme
 - The estimated collection rate for the year.
 - The Contribution in lieu from the Ministry of Defence (MoD properties are treated as exempt for council tax purposes and the MoD makes a contribution in lieu of council tax after deducting an allowance for periods when properties are empty).

2.0 Council Tax Base Calculation for 2021/2022

- 2.1 The table at 2.7 shows the number of properties (by band) in the Valuation list as at 30 November 2020 and then adjusted to reflect discounts, exemptions, premiums and reliefs that already apply, estimate of new builds, deletions, appeals, council tax reduction scheme, collection rate and contribution from MoD.

- 2.2 The estimate for the council tax reduction scheme has been calculated based on the scheme that was approved by Members at Full Council on 9 December 2020.
- 2.3 The adjustments for discounts, premiums have been based using the same percentage levels that currently apply.
- 2.4 There are 593 (571 Band D equivalents) new properties that have been included to come on for the equivalent of the whole of next year. This is after adjustments for discounts, exemptions, number of days within the year, etc.
- 2.5 We have used a collection rate of 98.3% (previously 99.0%) to reflect the downturn in council tax collection as a result of Covid-19. This will have had a negative effect on our tax base we are setting for this coming year.
- 2.6 There are 152 Band D equivalent MoD properties which has been estimated taking into account the current contribution.

2.7 Totals for East Devon 2021/2022

BAND	A*	A	B	C	D	E	F	G	H	Total
1. Properties in list	0	6,528	13,628	16,532	13,049	10,799	6,492	4,120	191	71,339
2. Less adjustments	-13	1,299	1,855	1,770	1,259	854	439	287	38	7,788
3. Plus New Builds	0	59	92	197	112	95	29	8	1	593
4. Adjusted number of properties	13	5,288	11,865	14,959	11,902	10,040	6,082	3,841	154	64,144
5. Less CTR	3	1,306	2,148	1,505	516	209	55	17	0	5,759
6. Total equivalent properties	10	3,982	9,717	13,454	11,386	9,831	6,027	3,824	154	58,385
7. Ratio to Band D	5/9	6/9	7/9	8/9	9/9	11/9	13/9	15/9	18/9	N/A
8. Band D equivalent	6	2,655	7,558	11,959	11,386	12,016	8,706	6,373	308	60,967
9. Collection Rate @ 98.3%										59,932
10. Contribution for MOD properties										152
11. Tax Base										60,084

Key

- 1 Properties in list - refers to the number of properties in each band shown in the Valuation list as at 30 November 2020 (A* = band A with a disablement discount).
- 2 Less adjustments for exemptions, disablement relief, discounts, empty home premiums, etc
- 3 Newly built properties estimated to come onto Valuation list and adjusted for discounts, reliefs, etc.
- 4 Adjusted number of properties.
- 5 Less Council Tax Reduction Scheme
- 6 Total equivalent number of properties after all adjustments.
- 7 Band ratios as prescribed by legislation
- 8 Band D equivalent gives the totals in line 5 expressed in terms of band D.
- 9 Adjustment for assumed collection rate for 2021/2022.
- 10 The contribution from the Ministry of Defence adjusted to the number of Band D equivalent properties.

11 Tax Base for 2021/2022 in Band D equivalents

2.8 The tax base for 2021/2022 has decreased by 57 band D equivalent properties (60,141 for the current year - 2020/21). Unfortunately we are experiencing for the first time a lower tax base than the previous year. This is predominately due to a lower collection rate being forecasted and higher expenditure costs for our council tax reduction scheme which is due to the impact of Covid-19.

3.0 Parish/Town Tax Base for 2021/2022

3.1 The table below shows the tax base expressed as the number of Band D equivalent properties for each of the parish/towns after adjustments. The calculation for each of the towns and parishes is determined in the same way as set out in section 2 of this report.

All Saints	257	Dalwood	209	Plymtree	256
Awliscombe	237	Dunkeswell	591	Poltimore	135
Axminster	2,781	E.Budleigh/Bicton	506	Rewe	192
Axmouth	250	Exmouth	12,783	Rockbeare	373
Aylesbeare	265	Farringdon	154	Seaton	3,231
Beer	665	Farway	132	Sheldon	83
Bishops Clyst	605	Feniton	675	Shute	289
Bramford Speke	149	Gittisham	346	Sidmouth	6,916
Branscombe	329	Hawkchurch	262	Southleigh	114
Broadclyst	2,187	Honiton	3,865	Stockland	333
Broadhembury	313	Huxham	46	Stoke Canon	235
Buckerell	114	Kilmington	404	Talaton	244
Budleigh Salterton	2,800	Luppitt	215	Uplyme	867
Chardstock	419	Lypstone	911	Upottery	327
Clyst Honiton	112	Membury	275	Upton Pyne	221
Clyst Hydon	125	Monkton	74	West Hill	1,156
Clyst St George	395	Musbury	243	Whimble	718
Clyst St Lawrence	47	Netherexe	25	Widworthy	137
Colaton Raleigh	306	Newton Poppleford	950	Woodbury	1,409
Colyton	1,448	Northleigh	82	Yarcombe	220
Combe Raleigh	97	Offwell	189		
Combpyne-Rousdon	191	Otterton	308		
Cotleigh	108	Ottery St Mary	2,887		
Cranbrook	1,974	Payhembury	322	Grand total	60,084