

Report to: Cabinet



Date of Meeting 5 January 2022

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Council Tax Base for 2022/23

Report summary:

This report sets out the tax base for 2022/2023 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 2022/2023.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. That Cabinet recommends the approval of the tax base for 2022/2023 at 60805 Band D equivalent properties to senior officers.

2. That Cabinet recommends the approval of the amount for each parish as detailed under section 3 of this report to senior officers.

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 and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk;

Links to background information [The Local Authorities \(Calculation of Council Tax Base\) \(England\) Regulations 2012 \(legislation.gov.uk\)](#)

Link to [Council Plan](#)

Priorities (check which apply)

- Better homes and communities for all
 - A greener East Devon
 - A resilient economy
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Report in full

1.0 Background

- 1.1 The tax base for council tax must be set between 1 December 2021 and 31 January 2022.
- 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 2022/2023

- 2.1 The table at 2.7 shows the number of properties (by band) in the Valuation list as at 30 November 2021 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 of Cabinet at their meeting on 1 December 2021.
- 2.3 The adjustments for discounts, premiums have been based using the same percentage levels that currently apply.
- 2.4 There are 456 (424 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 98.7% (previously 98.3%) to reflect current performance.
- 2.6 There are 161 Band D equivalent MoD properties which has been estimated taking into account the current contribution.

2.7 Totals for East Devon 2022/2023

BAND	A*	A	B	C	D	E	F	G	H	Total
1. Properties in list	0	6,580	13,773	16,909	13,265	10,966	6,532	4,152	193	72,370
2. Less adjustments	-14	1,375	1,909	1,809	1,259	881	426	291	38	7,974
3. Plus New Builds	0	35	68	187	106	52	6	2	0	456
4. Adjusted number of properties	14	5,240	11,932	15,287	12,112	10,137	6,112	3,863	155	64,852
5. Less CTR	3	1,385	2,287	1,587	536	203	56	17	0	6,074
6. Total equivalent properties	11	3,855	9,645	13,700	11,576	9,934	6,056	3,846	155	58,778
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	2,570	7,502	12,178	11,576	12,142	8,748	6,410	310	61,442
9. Collection Rate @ 98.7%										60,644
10. Contribution for MOD properties										161
11. Tax Base										60,805

Key

- 1 Properties in list - refers to the number of properties in each band shown in the Valuation list as at 30 November 2021 (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 2022/2023.
- 10 The contribution from the Ministry of Defence adjusted to the number of Band D equivalent properties.
- 11 Tax Base for 2022/2023 in Band D equivalents

2.8 The tax base for 2022/2023 has increased by **721** band D equivalent properties (60,084 for the current year - 2021/22).

Parish/Town Tax Base for 2022/2023

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	258	Dalwood	206	Plymtree	258
Awliscombe	235	Dunkeswell	589	Poltimore	133
Axminster	2,818	E.Budleigh/Bicton	514	Rewe	189
Axmouth	250	Exmouth	12,880	Rockbeare	379
Aylesbeare	265	Farringdon	154	Seaton	3,208
Beer	666	Farway	126	Sheldon	85
Bishops Clyst	612	Feniton	673	Shute	290
Bramford Speke	150	Gittisham	369	Sidmouth	6,954
Branscombe	326	Hawkchurch	265	Southleigh	115
Broadclyst	2,348	Honiton	3,877	Stockland	336
Broadhembury	317	Huxham	46	Stoke Canon	240
Buckerell	113	Kilmington	407	Talaton	243
Budleigh Salterton	2,818	Luppitt	214	Uplyme	875
Chardstock	413	Lypstone	925	Upottery	328
Clyst Honiton	106	Membury	274	Upton Pyne	218
Clyst Hydon	128	Monkton	76	West Hill	1,162
Clyst St George	398	Musbury	242	Whimble	722
Clyst St Lawrence	47	Netherexe	26	Widworthy	142
Colaton Raleigh	310	Newton Poppleford	963	Woodbury	1,420
Colyton	1,447	Northleigh	84	Yarcombe	218
Combe Raleigh	97	Offwell	187	Grand total	60,805
Combpyne-Rousdon	191	Otterton	301		
Cotleigh	106	Ottery St Mary	2,886		
Cranbrook	2,261	Payhembury	326		

Financial implications:

The tax base calculation is an essential part of the Council's budget setting process and determines along with the agreed Council Tax level for the District the amount of Council Tax Income the Council will receive in 2022/23. This is the same position of the other preceptors.

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.