

Report to: Cabinet



Date of Meeting 4 January 2023

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

2023/2024 Council Tax Base

Report summary:

This report sets out the tax base for 2023/2024 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 2023/2024.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. That Cabinet agrees the tax base for 2023/2024 at 61,653 Band D equivalent properties.
2. That Cabinet agrees 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 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

Link to [Council Plan](#)

Priorities (check which apply)

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

1.0 Background

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

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 2023/2024

2.1 The table at 2.7 shows the number of properties (by band) in the Valuation list as at 30 November 2022 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 taking into account the proposed changes that are to be considered by Cabinet on 4 January 2023 for recommendation to Full council on the final scheme to be adopted for 2023/24.
- 2.3 The adjustments for discounts, premiums have been based using the same percentage levels that currently apply.
- 2.4 There are 474 (450 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% our collection rate was 98.9% last financial year but to reflect current performance as collections are slightly down, and the current economic climate we have retained the collection rate that we used in our previous calculation of 98.7%
- 2.6 There are 162 Band D equivalent MoD properties which has been estimated taking into account the current contribution.

2.7 Totals for East Devon 2023/2024

BAND	A*	A	B	C	D	E	F	G	H	Total
1. Properties in list	0	6,647	13,909	17,238	13,402	11,116	6,588	4,191	199	73,290
2. Adjustments	11	-1,399	-1,943	-1,871	-1,300	-909	-437	-312	-41	-8,201
3. Plus New Builds	0	39	73	176	88	83	11	4	0	474
4. Adjusted number of properties (Sub total of rows 1-3)	11	5,287	12,039	15,543	12,190	10,290	6,162	3,883	158	65,563
5. Less CTR	3	1,350	2,264	1,559	491	185	49	17	0	5,918
6. Total equivalent properties	8	3,937	9,775	13,984	11,699	10,105	6,113	3,866	158	59,645
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	4	2,625	7,603	12,430	11,699	12,351	8,830	6,443	316	62,301
9. Collection Rate @ 98.7%										61,491
10. Contribution for MOD properties										162
11. Tax Base										61,653

Key

- 1 Properties in list - refers to the number of properties in each band shown in the Valuation list as at 30 November 2022 (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 2023/2024.
- 10 The contribution from the Ministry of Defence adjusted to the number of Band D equivalent properties.
- 11 Tax Base for 2023/2024 in Band D equivalents

2.8 The tax base for 2023/2024 has increased by 848 band D equivalent properties (60,805 for the current year tax base 2022/23).

2.9 The actual number of additional new properties on the Council Tax Valuation list (comparing 30 November 2021 to 30 November 2022) has increased by 920.

3.0 Parish/Town Tax Base for 2023/2024

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	256	Dalwood	212	Poltimore	134
Awliscombe	233	Dunkeswell	588	Rewe	195
Axminster	2,835	E.Budleigh/Bicton	513	Rockbeare	380
Axmouth	249	Exmouth	13,039	Seaton	3,231
Aylesbeare	261	Farringdon	157	Sheldon	88
Beer	665	Farway	130	Shute	297
Bishops Clyst	617	Feniton	672	Sidmouth	6,973
Brampford Speke	151	Gittisham	416	Southleigh	113
Branscombe	326	Hawkchurch	272	Stockland	332
Broadclyst	2,560	Honiton	3,971	Stoke Canon	246
Broadhembury	318	Huxham	46	Talaton	238
Buckerell	117	Kilminster	405	Uplyme	883
Budleigh Salterton	2,812	Luppitt	220	Upottery	327
Chardstock	410	Lypstone	926	Upton Pyne	223
Clyst Honiton	111	Membury	280	West Hill	1,165
Clyst Hydon	130	Monkton	77	Whimple	721
Clyst St George	396	Musbury	242	Widworthy	142
Clyst St Lawrence	47	Netherexe	27	Woodbury	1,449

Colaton Raleigh	309	Newton Poppleford	960	Yarcombe	221
Colyford	423	Northleigh	82		
Colyton	1,041	Offwell	190		
Combe Raleigh	98	Otterton	303		
Combpyne-Rousdon	189	Ottery St Mary	2,899		
Cotleigh	106	Payhembury	331		
Cranbrook	2,415	Plymtree	262		

Financial implications:

This is an essential part of the budgeting process and required to set the Council tax next year for this authority and all 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.