

EAST HERTS COUNCIL

COUNCIL – 30 JANUARY 2013

REPORT BY THE EXECUTIVE MEMBER FOR FINANCE

COUNCIL TAX - CALCULATION OF COUNCIL TAX BASE
2013/14

WARDS AFFECTED: All

Purpose/Summary of Report

- To recommend to the Council the calculation of the council tax base for the whole district, and for each parish and town council, for 2013/14

<u>RECOMMENDATIONS FOR COUNCIL:</u> that:	
(A)	the calculation of the Council's tax base for the whole District, and for the parish areas, for 2013/14, as now detailed, be approved;
(B)	pursuant to the report and in accordance with the Local Authorities (Calculation of Tax Base) Regulations 2012, the amount calculated by East Hertfordshire District Council as its council tax base for the whole area for 2013/14 shall be 55084 and for the parish areas listed below for 2013/14 shall be as follows:

Table 1

ALBURY	269.35	HIGH WYCH	307.33
ANSTEY	157.47	HORMEAD	314.46
ARDELEY	199.62	HUNSDON	468.65
ASPENDEN	120.93	LITTLE BERKHAMPSTEAD	260.81
ASTON	420.86	LITTLE HADHAM	512.08
BAYFORD	218.44	LITTLE MUNDEN	395.09

BENGEO	278.17	MUCH HADHAM	875.10
BENNINGTON	363.90	SACOMBE	87.66
BISHOP'S STORTFORD	14392.28	STANSTEAD ST.	
BRAMFIELD	104.14	MARGARETS	687.86
BRAUGHING	560.03	SAWBRIDGEWORTH	3541.75
BRENT PELHAM / MEESDEN	140.01	STANDON	1677.58
BRICKENDON	294.31	STANSTEAD ABBOTTS	675.09
BUCKLAND	113.63	STAPLEFORD	244.19
BUNTINGFORD	1998.47	STOCKING PELHAM	77.91
COTTERED	292.47	TEWIN	797.26
DATCHWORTH	705.59	THORLEY	297.39
EASTWICK / GILSTON	191.85	THUNDRIDGE	581.36
FURNEUX PELHAM	249.80	WALKERN	574.99
		WARESIDE	290.38
GREAT AMWELL	927.65	WARE TOWN	6866.32
GREAT MUNDEN	139.41	WATTON - AT - STONE	969.15
HERTFORD	10800.31	WESTMILL	151.18
HERTFORD HEATH	899.64	WIDFORD	221.87
HERTINGFORDBURY	300.40	WYDDIAL	69.81

1.0 Background

- 1.1 Calculation of the council tax base is governed by statutory regulation and the Council has limited discretion.
- 1.2 As a billing authority the council must notify the County Council and the Police Authority of the tax base and must do this between 1 December and 31 January preceding the tax year. The Council must also tell a parish what their tax base is within 10 working days of any written request.
- 1.3 The tax base will be used by the Council when setting the rates of council tax at the March Council meeting.
- 1.4 The tax base calculations must be made by the Authority as a whole.
- 1.5 The regulations set out the following formula to be used to calculate the tax base:-

Tax base = A x B

(A is the total of the “relevant amounts”)

(B is the estimated collection rate)

Item A, the total of “relevant amounts” is found by a second formula:-

$$\text{Item A} = (H - Q + E + J) - Z \times (F / G)$$

where:

- H is the estimated number of dwellings, which are shown in the valuation list at 1 October 2012, adjusted for exemptions.
- Q is a factor to take account of the discounts to which the amount of Council Tax payable was subject on the relevant day.
- E is a factor to take account of the premiums, if any, to which the amount of Council Tax payable was subject on the relevant day.
- J is the amount of any adjustment in respect of changes in the number of chargeable dwellings, discounts or premiums calculated by the authority.
- Z is the total amount that the authority estimates will be applied pursuant to the authority’s council tax reduction scheme in relation to the band, expressed as an equivalent number of chargeable dwellings in that band.
- F converts the number of dwellings in each valuation band to a
- G “Band D” equivalent.

Item A can be summarised as the effective number of equivalent Band D properties after taking the actual number in each valuation band and allowing for valuation changes,

for errors and appeals, new properties, periods of exemption, reductions for disabled persons and discounts for single occupiers and unoccupied properties, and the Council Tax reduction scheme.

2.0 Report

2.1 The assumptions made are as follows:

Number of taxable properties

2.2 For 2013/14 it is assumed that there will be limited new completions with a net addition of 418.19 new properties by 31 March 2014. This is reduced by 19 properties in Walkern as a result of changes in the boundary with Stevenage Borough Council. These have been allocated to parish areas on the basis of development in hand and planning approvals. It is assumed that all new dwellings will be exempt for the first six months and that a proportion of discounts will apply thereafter. No valuation increases have been assumed for improvements and extensions as these do not take effect until properties are sold on.

2.3 It has been assumed that 247 properties will qualify for disabled persons reductions, based on experience in the current year.

2.4 A figure of 601 exemptions/voids is included in line with the current position, after adjusting for changes in the new classification of exempt class A & C properties. Further increases will have a negative impact on the tax base.

Collection Rate

2.5 Item B in the tax base formula is the estimate of the collection rate for 2013/14. For 2012/13 a collection rate of 98.75% was agreed and notwithstanding the increase in reminders, summonses and liability orders this is expected to be achieved. However, to reflect the potential non collection of liabilities arising as a result of the introduction of the Council Tax Reduction scheme, this has been reduced to 98.65% for 2013/14.

- 2.6 This gives an overall tax base of 55084.
- 2.7 Should any Member have detailed questions or comments on the assumptions it would be of great benefit to advise the Director of Finance and Support Services or the Executive Member for Finance well in advance of the meeting.
- 3.0 Implications/Consultations
- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

Local Authorities (Calculation of the Tax Base) Regulations 1992 (as amended)

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