

8 December 2015

COUNCIL TAX BASE 2016/17

REPORT OF LOCAL TAXES MANAGER

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EXECUTIVE SUMMARY:

The Council is required to approve the Council Tax Base figure for 2016/2017 by 31 January 2016. 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 2016/17.

The Scheme of Delegation to Officers (as set out in Part 3, Section 6 of the Council's Constitution) was amended, in January 2013, to enable approval of the Council Tax Base in future years to be delegated to the Chief Finance Officer in consultation with the Head of Revenues. This post has now been deleted and this report is the responsibility of the Local Taxes Manager who has taken on additional responsibilities on an interim basis.

RECOMMENDATIONS:

1. That, in accordance with The Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012, the amount calculated as the Council Tax Base for Winchester City Council for the year 2016/2017 is 46,835.09 properties at Band D equivalent.
2. 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 B to this report.

DETAIL:

1 Introduction

- 1.1 The Council Tax Base is one of the elements of the calculations concerned with setting the Council Tax under The Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012. The tax base has to be approved before 31 January 2016. This report sets out the various factors which have to be taken into account, and provides the calculations to arrive at the tax base for 2016/17.

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 discounts (including the Council Tax Reduction Scheme), 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 14,945 taxpayers entitled to a 25% discount, 69 entitled to a 50% discount, and 68.17 entitled to a 12 month uninhabitable discount. An adjustment of 199.82 properties has been made to reflect the number of taxpayers estimated to be entitled to a 1 month 100% discount.
- b) The adjustment for the Council Tax Reduction Scheme is 3,381.18 Band D equivalent dwellings.
- c) There are currently 1,896.33 properties exempt from Council Tax. Of those properties, 426 are Ministry of Defence (MOD). Although exempt the MOD pays a contribution in lieu of the Council Tax payable had the property been in private ownership.
- d) Disabled reductions have been granted on 192 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 2016 shows that approximately 0.65% of the total 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 In addition it has been assumed that 29% of any new properties will receive a 25% discount and 4% will receive an 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 that year for each of the valuation bands which is shown or is likely to be shown for any day in that year in the authority’s valuation list as applicable to one or more dwellings situated 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 2016 is shown as Appendix A.
- 5.3 An estimate of the collection rate has been made in previous years of 98.6%. Collection for the current year is slightly behind target but it is expected that the position will improve during the remainder of the year, with this in mind it is proposed to keep the rate the same.
- 5.4 Appendix A shows the total of the relevant amounts (total Band D equivalent) is 47,152.86. The estimate of the collection rate is 98.6% in line with the current year. As outlined in paragraph 3.1 although exempt the MOD pays 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 47,152.86 x 0.986	=	46,492.72
<u>Add</u> Band D equivalent of MOD properties	=	<u>342.37</u>
TOTAL TAX BASE	=	46,835.09

For information the 2015/2016 tax base was 46,450.38

6 Parishes and Winchester Town

- 6.1 The relevant amounts have been calculated / estimated for each part of the area and the individual tax bases are shown in Appendix B.

APPENDICES:

- A. Council Tax Setting – Relevant Amounts.
- B. 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	2016/17
Dwellings		2,313.00	6,513.00	11,900.00	9,245.00	8,344.00	6,455.00	5,341.00	674.00	50,785.00
Additions		22.88	28.66	60.02	42.28	59.82	34.88	24.04	4.14	276.72
Reductions				1.00						1.00
Exemptions		346.67	243.75	643.75	219.08	108.75	96.58	207.50	30.25	1,896.33
Exemptions - additions		0.92	1.15	2.40	1.69	2.39	1.40	0.96	0.17	11.07
Disabled relief	3	13.00	7.00	14.00	1.00	-2.00	-11.00	-11.00	-14.00	0.00
Chargeable dwellings	3.00	2,001.29	6,303.76	11,326.87	9,067.51	8,290.68	6,380.90	5,145.58	633.72	49,153.32
Discounts										
25%	1	1,038.00	3,574.00	3,886.00	2,711.00	1,871.00	1,115.00	694.00	55.00	14,945.00
25% - additions		6.64	8.31	17.41	12.26	17.35	10.12	6.97	1.20	80.25
50%		4.00	1.00	7.00	6.00	4.00	9.00	19.00	19.00	69.00
0%										0.00
100% - 1 month		13.59	39.98	57.62	39.58	24.70	13.19	10.18	0.98	199.82
100% - 12 months - Uninhab			1.00	11.88	15.56	18.31	11.33	9.09	1.00	68.17
CTS					3,381.18					3,381.18
Total Discounts	0.25	275.09	934.98	1,044.50	4,117.07	512.76	307.77	202.27	25.23	7,419.92
Net Dwellings	2.75	1,726.20	5,368.78	10,282.37	4,950.44	7,777.92	6,073.13	4,943.31	608.49	41,733.40
										41,733.40
Ratio to Band D	5/9	6/9	7/9	8/9	1	11/9	13/9	15/9	18/9	
Band D Equivalents	1.53	1,150.80	4,175.72	9,139.88	4,950.44	9,506.34	8,772.31	8,238.85	1,216.99	47,152.86
Total band D equivalent									47,152.86	
Apply collection Rate 98.6%									46,492.72	
Add Band D equivalent MOD properties									342.37	
Tax Base									46,835.09	

Tax Bases for each Parish and Winchester Town

APPENDIX B

	Tax base allowing for collection rate	MOD Band D equivalent	Tax base 2016/17
Badger Farm	963.20		963.20
Beauworth	56.85		56.85
Bighton	173.69		173.69
Bishops Sutton	209.00		209.00
Bishops Waltham	2,594.29		2,594.29
Boarhunt	260.87		260.87
Bramdean & Hinton Ampner	212.08		212.08
Cheriton	325.14		325.14
Chilcomb	58.63		58.63
Colden Common	1,527.83		1,527.83
Compton and Shawford	847.32		847.32
Corhampton and Meonstoke	377.21		377.21
Crawley	222.23		222.23
Curdrige	635.21		635.21
Denmead	2,816.84		2,816.84
Droxford	332.28		332.28
Durley	457.77		457.77
Exton	136.45		136.45
Hambledon	509.48		509.48
Headbourne Worthy	244.09		244.09
Hursley	440.98		440.98
Itchen Stoke and Ovington	126.52		126.52
Itchen Valley	722.18		722.18
Kilmeston	134.74		134.74
Kings Worthy	1,830.34		1,830.34
Littleton and Harestock	1,412.37	71.20	1,483.57
Micheldever	655.75		655.75
New Alresford	2,200.20		2,200.20
Northington	128.69		128.69
Old Alresford	249.02		249.02
Olivers Battery	751.63		751.63
Otterbourne	697.64		697.64
Owslebury	382.66		382.66
Shedfield	1,623.84		1,623.84
Soberton	816.15		816.15
South Wonston	999.19	191.83	1,191.02
Southwick and Widley	272.19	79.34	351.53
Sparsholt	302.69		302.69
Swanmore	1,288.97		1,288.97
Tichborne	108.16		108.16
Twyford	734.83		734.83
Upham	325.62		325.62
Warnford	106.49		106.49
West Meon	380.63		380.63
Whiteley	1,287.60		1,287.60
Wickham	1,651.01		1,651.01
Winchester Town	13,309.22		13,309.22
Wonston	592.95		592.95
	46,492.72	342.37	46,835.09