

Report to:	Cabinet
Date:	5 December 2024
Title:	Council Tax Base and Non-Domestic Rates income for 2025/26
Report of:	Homira Javadi, Director of Finance and Performance
Cabinet member:	Councillor Zoe Nicholson, Leader of the Council, Cabinet Member for Finance, Assets and Community Wealth Building
Ward(s):	All
Purpose of report:	To approve the Council Tax Base and net yield from Business Rate Income for 2025/26 in accordance with the Local Government Finance Act 1992.
Decision type:	Key Decision
Officer recommendation(s)	<p>(1) Agree the provisional Council Tax Base of 38,954.9 for 2025/26 for the whole area and that the Council Tax Base for each of the Town and Parish areas of the District shall be set out in Appendix 2 of this report.</p> <p>(2) Agree that the Chief Finance Officer, in consultation with the Portfolio Holder for Financial Services, determine the final amounts for the Council Tax Base for 2025/26.</p> <p>(3) Agreed that the Chief Finance Officer, in consultation with the Portfolio Holder for Finance, determine net yield from Business Rate income for 2025/26.</p>
Reasons for recommendations:	Cabinet is required to approve the Tax Base which will be used for the purposes of calculating the 2025/26 Council Tax.
Contact Officer(s):	Name: Homira Javadi Post title: Chief Finance Officer (S151 Officer) E-mail: Homira.Javadi@lewes-eastbourne.gov.uk Telephone number: 01323 415512

1 Introduction

- 1.1 The Council is required to set its Council Tax Base for the forthcoming year. This calculation is used as the basis for income the Council will precept from the Collection Fund.

- 1.2 The Local Authorities (Calculation of Council Tax Base) Regulations 1992 prescribe that the billing authority (this council) must supply the precepting authorities (the County, Police and Fire authorities) with the calculation of the Council Tax Base. This information must be supplied between 1 December and 31 January in the financial year proceeding the financial year for which the calculation is being made.
- 1.3 Non-Domestic Rating (Rates Retention) Regulations 2013 also sets out a timetable for informing the Government and precepting authorities of the business rate income calculation. This information is completed via a government return (NNDR1) which must be submitted by 31 January in the financial year preceding the financial year for which the calculation is being made.
- 1.4 To assist the precepting authorities with their financial planning it is helpful to provide the information during December rather than wait for the January deadline.

2 Council Tax Base 2025/26

- 2.1 The Council Tax Base is the estimated full year equivalent number of chargeable dwellings. This is expressed as the equivalent number of Band D dwelling with two or more liable adults.
- 2.2 In making this estimate, account must be taken of discounts, disabled relief, and property exemptions. Movements on and off the valuation list during the year must also be considered – e.g., where new properties have been built or old ones converted or demolished.
- 2.3 The basic calculation as determined by primary legislation is that the Council arrives at its Council Tax Base by multiplying its Relevant Amount by its estimated Collection Rate.

3 Relevant amount

- 3.1 The Relevant Amount for each Band is the estimated full year equivalent number of chargeable dwellings in the Band expressed as the equivalent number of Band D dwellings. The Government's Valuation Office assesses the relative value of each property with the borough and places it in one of the eight bands. A conversion factor is then applied to each band in order to obtain the equivalent number of Band D property as set out below:

Band	Valuation (at 1 April 1991)	Conversion Factor as proportion of Band D
A	Less than £40,000	6/9
B	£40,001 - £52,000	7/9
C	£52,001 - £68,000	8/9
D	£68,001 - £88,000	9/9
E	£88,001 - £120,000	11/9
F	£120,001 - £160,000	12/9
G	£160,001 - £320,000	15/9
H	Over £320,001	16/9

3.2 Deductions are made to the aggregate number of properties in each band in respect of various discounts such as empty properties and single persons. An adjustment is also made to reflect the impact of the Council Tax Reduction Scheme.

3.3 The results for each Band are then added together to arrive at the overall Band D or Relevant Amount. For 2025/26 this totals 39,749.9 equivalent properties.

3.4 The Relevant Amount has increased by 425.1 (1.08%) Band D equivalent dwellings from 2024/25. This is the net impact of increases in the total number of properties, less increased discounts and increases in the Council Tax Reduction Scheme.

4 Collection Rate

4.1 The Collection Rate is the Council's estimate of the proportion of the overall Council Tax collectable for 2025/26 that will ultimately be collected.

4.2 The key elements in making this calculation are losses on collection, appeals against valuation, changes in circumstances (e.g. application for discounts in respect of single person's occupancy or disability) and other adjustments. These other adjustments to bills can arise for a variety of reasons including bankruptcy, death, and exemptions, plus an allowance for uncollectable debts.

4.3 The current level of Council Tax collection is forecast to show an in-year surplus of £1,156k at the end of 2024/25. The estimated 2025/26 collection rate is 98.0% which is unchanged from the previous year.

5 Council Tax Base

3.1 Taking the Relevant Amount of 39,749.9 and applying the Collection Rate of 98% produces a Council Tax Base for 2025/26 of 38,954.9

3.2 The Council Tax Base has increased by 1.08% compared with 2024/25. This is equivalent to an increase of 416.6 Band D dwellings. The detailed number of properties is shown at Appendix 1.

- 3.3 The Council's Medium Term Financial Strategy is updated annually to take account of movement in the Council Tax Base. Using the updated Tax Base of 38,538.3 would result an increase in assumed Council Tax income of £95k based on the current Band D Council Tax rate of £228.17.

4 Town and Parish Councils Tax Base

- 4.1 Cabinet is recommended to approve the constituent parts for the total tax base relating to Town and Parish Councils shown at Appendix 2. These will be used to calculate the Special Expenses Council Tax amounts for 2025/26, as well as the Council Tax requirement for each Town and Parish Council to meet their own budget (precept) requirements. The Towns and Parishes will be advised of these individual tax bases following this meeting in order that each can assess the impact of the precept in its area.

7 Business Rate Income

- 4.1 The Local Government Finance Act 2012 introduced a new system for the local retention of business rates. This means that the Council is required to formally approve the expected business rate income for the forthcoming year. The estimate for the 2025/26 financial year must be approved by 31 January 2025.
- 4.2 The Business Rate income is collated on the Government's NNDR1 form which shows the net rate income yield for the central and local shares of the business shares of the business rates. The actual NNDR1 form and guidance notes have not yet been received.
- 4.3 The net business rate yield is calculated using the total expected gross income by multiplying the rateable value by nationally set multipliers. These multipliers are uplifted annually by the September CPI rate which was 1.7%. The standard rate multiplier will therefore increase to 55.5p, however the October Budget confirmed that the multiplier for small business would be frozen at 49.9p.
- 4.4 This gross yield is then adjusted for mandatory and discretionary reliefs, an allowance for cost of collection, adjustment for changes in Rateable Value due to growth or reduction in property numbers, estimated losses on collection and an allowance for appeals.
- 4.5 The resulting calculation is the net business rate yield which is shared as follows:
- 50% to Central Government
 - 40% to Local Billing Authority (this council)
 - 9% to the County
 - 1% to the Fire Authority
- 4.6 The local share is then payable to the Council's General Fund. All other adjustments to the overall level of Business rate income are then accounted for within the General Fund.

- 4.7 The final amount of business rates income retained by the Council is adjusted by deduction tariff and levy payments.
- 4.8 The system of tariff or top up is to redress the balance of Business Rate income nationally to ensure that no local authority is worse off as a result of business rate income at the outset of the rates retention scheme in 2013. This authority currently makes a tariff payment, and information on the level of tariff payment will be announced as part of the Government grant settlement figures.
- 4.9 Levy payments allow authorities to retain a proportion their growth. The levy has been set at 50% of the growth over the baseline allowance set by Government.

8 Setting the Business Rate Income

- 8.1 As the final figures required to set the Business Rates Income are not yet available, Cabinet is asked that delegated authority be given to the Chief Finance Officer, in consultation with the portfolio holder for Finance.

9 Business Rate Pooling

- 9.1 The Council is working within a Business Rate Pool with the other East Sussex Borough and District Councils, East Sussex County Council and East Sussex Fire Authority. Under this arrangement, 50% of any growth in business rate income which would otherwise be paid as level to the Government can be retained by the Pool to be redistributed to its participating authorities in accordance with an agreed memorandum of understanding.

10 Collection Fund Performance

- 10.1 As at 31 March 2024, the Collection Fund had a net deficit of £3,047,964 (£2,072,257 Council Tax surplus and £5,120,221 Business Rates deficit). A total of £2,340,982 is currently being recovered from the Council Tax and Business Rates preceptors during 2024/25, leaving a balance of £706,983 to be recovered in 2025/26.
- 10.2 The Council must estimate the overall surplus/deficit on the Collection Fund at 31 March 2025 and inform precepting authorities in January 2025 of this estimate in order that the amount is included in their 2025/26 precept figures.
- 10.3 Current monitoring figures indicate a forecast surplus by 31 March 2025 of £1,156,347 for Council Tax. The forecast will be updated in January 2025 and reported to members as part of the budget report to the February Cabinet. Any surplus or deficit, distributed to or recovered from preceptors in 2025/26 is in proportion to the 2024/25 Band D Council Tax. For Lewes District Council this represents a 9.1% share of the total.
- 10.4 The current forecast position for Business Rates by 31 March 2025 is a deficit of £2,549,869 (excluding any reliefs funded through s31 grant). Any surplus or deficit is allocated in 2025/26 in accordance with the preceptor proportions given in paragraph 7.5 above.

11 Outcome expected and Performance Management

- 11.1 Once the Council Tax Base and the estimate balance on the Council Tax element of the Collection Fund has been determined, East Sussex Council, Sussex Police and Crime Commissioner and East Sussex Fire Authority will be notified.
- 11.2 Once the NNDR1 2024/25 has been completed and the estimated balance on the Business Rate element of the Collection Fund has been determined, this will be submitted to Central Government and both East Sussex County Council and East Sussex Fire Authority will be notified.
- 11.3 Council Tax and Business Rates income and payments to precepts are accounted for in the Collection Fund which is regularly monitored and reported to members as part of the quarterly performance monitoring report.

12 Financial appraisal

- 12.1 The Council Tax Base will be used to calculate the level of Council Tax requirement that will be recommended to the Council on 24 February 2025.
- 12.2 The net yield from Business Rates income will be used to calculate the amount of retained Business Rates to be credited to the General Fund.

13 Legal Implications

- 13.1 The Council Tax Base must be calculated in accordance with the Local Government Finance Act 1992 and The Local Authorities (Calculation of Council Tax Base) Regulations 2012.
- 13.2 Under these Regulations, the billing authority (this council) is required to calculate its Council Tax base by 31 January for the next financial year and inform all its preceptors of this calculation.
- 13.3 The legislation further provides that, where a billing authority fails to notify each of the major precepting authorities of this calculation, it can be determined by those precepting authorities on the basis of all the information available and with reference to the preceding year's amount.
- 13.4 It is a requirement of the Non-Domestic Rating (Rates Retention) Regulations 2013 for the billing authority (this council) to notify DLUHC and precepting authorities of its calculation of expected rate income by 31 January preceding the commencement of the next financial year.
- 13.5 If the billing authority fails to comply with this requirement, then the Secretary of State may make the calculation instead and inform precepting authorities of the calculation.

14 Risk Management Implications

- 14.1 If the Council did not set a Council Tax Base, this can be imposed by the precepting authorities with the potential that an incorrect Band D Council Tax could be set. This would have implications for the Council Tax income for the Preceptors, this Council and the performance of the Collection Fund.

15 Equality analysis

- 15.1 There are no equality implications in this report.

16 Conclusion

- 16.1 The provisional Council Tax Base for 2025/26 has been calculated in accordance with the relevant legislation. Summary calculations are set out within the attached appendix.
- 16.2 The figures required to set the Business Rate Income are not yet available as the NNDR1 form and guidance notes have not yet been received from the DLUHC.
- 16.3 It is recommended that delegated authority be given to the Chief Finance Officer, in consultation with the Portfolio holder for Finance, to agree the final figures for both calculations.

17 Appendices

- Appendix 1 – Summary of property numbers and Council Base Calculation
- Appendix 2 - Council Tax Base Calculation 2025/26 - Band D Equivalents

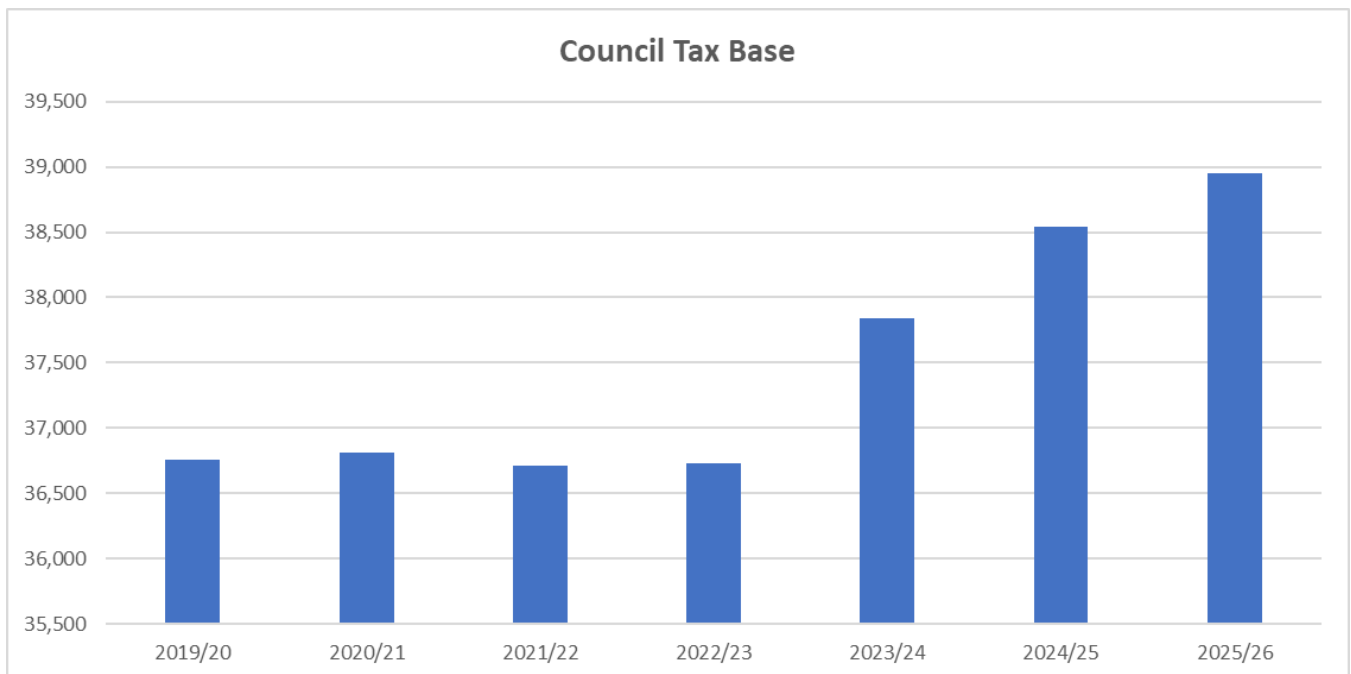
18 Background papers

The background papers used in compiling this report were as follows:

- Local Government Finance Act 1992
- The Local Authorities (Calculation of Council Tax Base) Regulations 1992
- The Local Authorities (Calculation of Council Tax Base) (Amendment) Regulations 2003
- Non-Domestic Rating (Rates Retention) Regulation 2013
- Calculation of Council Tax Base – CTB (October 2024) form.

Appendix 1 – Summary of property numbers and Council Base Calculation

Council Tax Base Year on Year Comparison	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
NUMBER OF DWELLINGS							
Valuation List at November	44,251	44,497	44,821	45,161	45,542	45,957	46,347
Less: Discounts equated to properties	(4,259)	(4,371)	(3,926)	(3,992)	(4,094)	(4,191)	(4,096)
Total Equivlent Property Number	39,992	40,126	40,895	41,169	41,448	41,766	42,251
Estimated Changes in the year	366	152	216	194	167	307	365
Less: Less Council Tax Reduction Scheme	(4,129)	(3,951)	(4,613)	(4,825)	(4,162)	(4,269)	(4,259)
Total Number of Properties	36,229	36,327	36,498	36,538	37,453	37,804	38,357
% increase/(decrease)	N/A	0.3%	0.5%	0.1%	2.5%	0.9%	1.5%
TAXBASE CALCULATION							
Relevant Amount (Band D Equivlent)	37,415.2	37,466.9	37,714.6	37,862.5	38,690.6	39,324.8	39,749.9
% Collection Rate	98.25%	98.25%	97.34%	97.00%	97.80%	98.00%	98.00%
Council Tax Base	36,760.4	36,811.2	36,711.4	36,726.6	37,839.4	38,538.3	38,954.9
% growth/(reduction)	N/A	0.14%	-0.27%	0.04%	3.03%	1.85%	1.08%



Appendix 2 - Council Tax Base Calculation 2025/26 - Band D Equivalents

Council Tax Base Calculation 2025/26 - Band D Equivalents											
Town/Parish Area	DISA	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total	Collection Rate 98.00%
Barcombe	-0.6	12.4	30.1	96.3	99.9	113.7	137.9	169.5	20.2	679.4	665.8
Chailey	0.0	31.6	43.8	167.8	152.9	283.5	332.4	432.6	62.4	1,506.9	1,476.8
Ditchling	0.0	7.5	15.8	54.6	76.1	348.2	188.7	450.8	68.0	1,209.7	1,185.5
East Chiltington	0.0	4.9	4.2	55.8	37.5	9.7	17.7	51.7	22.5	204.0	199.9
Falmer	0.0	1.0	7.0	14.9	16.5	17.7	4.0	11.7	2.0	74.8	73.3
Firle	-0.6	3.2	12.1	19.0	24.3	28.2	9.4	25.8	7.5	128.8	126.3
Glynde & Beddingham	0.0	5.8	9.2	65.1	17.4	24.4	25.6	31.7	18.0	197.2	193.2
Hamsey	0.0	14.9	17.1	56.5	37.2	64.5	45.3	50.3	16.9	302.7	296.7
Iford	0.0	0.0	3.6	3.1	11.7	35.2	16.3	20.8	6.0	96.7	94.8
Kingston	0.0	8.5	3.8	4.5	11.5	58.4	185.1	154.1	12.5	438.3	429.6
Lewes	0.4	190.2	686.4	1,882.6	1,353.0	940.6	706.4	723.7	41.0	6,524.5	6,394.0
Newhaven	0.8	336.2	1,000.8	1,401.9	910.2	390.7	54.1	18.7	2.0	4,115.3	4,033.0
Newick	0.0	12.6	22.1	136.5	220.3	244.4	264.1	280.7	14.0	1,194.7	1,170.8
Peacehaven	0.0	395.9	496.2	2,078.9	1,548.0	537.4	153.0	21.8	4.0	5,235.3	5,130.6
Piddinghoe	0.0	2.3	1.4	21.8	9.2	25.3	45.8	30.4	0.0	136.1	133.4
Plumpton	0.0	8.6	13.2	102.2	157.8	116.7	111.2	205.3	26.0	741.1	726.2
Ringmer	-1.1	16.3	65.6	332.9	712.2	519.4	346.4	214.9	24.5	2,231.1	2,186.5
Rodmell	0.0	5.0	8.6	26.3	12.0	21.1	35.8	88.3	17.5	214.5	210.2
St Ann Without	0.0	2.2	2.7	5.3	6.8	4.9	10.8	9.6	0.0	42.2	41.4
St John Without	0.0	0.0	0.0	6.7	1.8	2.4	10.1	2.5	0.0	23.5	23.0
Seaford	0.0	509.9	760.4	2,215.6	2,351.9	2,352.9	1,320.3	449.3	4.0	9,964.3	9,765.0
Southease	0.0	0.5	0.8	1.8	1.5	4.0	4.3	7.9	1.5	22.3	21.8
South Heighton	0.0	22.5	24.9	170.7	24.0	17.2	7.1	11.3	2.0	279.6	274.1
Streat	0.0	1.2	0.8	10.5	12.3	5.8	10.8	38.7	12.0	92.0	90.2
Tarring Neville	0.0	2.0	0.8	2.9	0.0	0.9	0.0	1.7	0.0	8.3	8.1
Telscombe	0.0	88.7	229.9	856.6	972.3	377.9	67.9	29.1	6.0	2,628.4	2,575.9
Westmeston	0.0	6.8	0.0	8.4	16.2	30.1	29.2	60.3	25.4	176.5	172.9
Wivelsfield	0.0	8.5	29.6	183.9	287.7	257.2	275.9	209.9	29.0	1,281.6	1,256.0
TOTAL	-1.0	1,699.1	3,490.8	9,983.1	9,081.9	6,832.5	4,415.6	3,803.0	444.9	39,749.9	38,954.9