

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **Date:** 21th November 2011

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WARDS: All

PORTFOLIO Resources

PART I **KEY-DECISION**

COUNCIL TAXBASES FOR 2012/13

1. PURPOSE OF THE REPORT

- 1.1 This report presents information to Members on the properties in Slough and their categories of occupation for the purpose of determining the council taxbase for the borough for the 2012/13 financial year. The Council is required by law to set the council taxbase by 31st January prior to the start of the financial year. The level of council taxbase will be used in the calculation of Slough BC's council tax for 2012/13.

2. RECOMMENDATIONS

The Cabinet is requested to resolve:

- (a) That the level of council tax discount in respect of second homes remains at 10%.
- (b) That the level of discount in respect of long-term empty properties remains at 0%.
- (c) That the collection rate for the council tax for 2012/13 be set at 98%.
- (d) That, in accordance with the Local Government Finance Act 1992 and the Local Authorities (Calculation of Council Tax Base) Regulations 1992 the amount calculated by Slough Borough Council as its council taxbase for 2012/13 shall be:

i) Parish of Britwell	1,809.5
ii) Parish of Colnbrook with Poyle	1,959.1
iii) Parish of Wexham	1,497.6
iv) Slough Town	36,715.3
All areas	41,981.5

3. COMMUNITY STRATEGY PRIORITIES

- 3.1 The matters covered in this report do not directly impact upon the Council's Community Strategy Priorities.

4. OTHER IMPLICATIONS

Legal and Human Rights Act Implications

- 4.1 There are no Human Rights implications arising from this report.
- 4.2 The calculation of the council taxbase, and the Council's estimate of its collection rate, are primarily governed by Section 33(1) of the Local Government Finance Act 1992 and the Local Authorities (Calculation of Council Tax Base) Regulations 1992.
- 4.3 Under Section 11A of the 1992 Act and the Council Tax (Prescribed Classes of Dwellings) (England) Regulations 2003 the Council is entitled to reduce discounts for properties deemed 'Second Homes' or 'Long-Term Empty Properties'.
- 4.4 On 16th December 2003 the Council made a determination to set the level of council tax discount for properties deemed 'Second Homes' to 10% and properties deemed 'Long-Term Empty Properties' to 0%. This report recommends the Council continues these discounts at the same level in 2012/13.
- 4.5 Following the 2003 Local Government Bill the decision to set the council's taxbase no longer has to be taken by the full Council as in previous years. From 18 December 2003, Cabinet has been able to agree the Council's taxbase under the new bill. However, in order to enable members to make an informed decision, the 1992 Regulations requires that members are informed of the process involved in calculating the proposed council taxbase.

Financial Implications

- 4.4 The calculation of the taxbase is part of the tax setting process leading to a council tax being set for 2012/13 at the full Council meeting on 21st February 2012. At that meeting the Council will be recommended to make a calculation of its basic amount of council tax as follows:

(R – P)/T

Where: **R** is the Council's 2012/13 Budget Requirement;
P is the estimate of the amounts payable to the Council in 2012/13; in redistributed non-domestic rates, and revenue support grant; adjusted for deficit or surplus on the collection fund; and
T is the Council's 2012/13 council taxbase.

4.5 The council taxbases recommended in this report will be used in calculating the council tax applicable to each of the statutory property tax bands for the financial year 2012/13.

5. SUPPORTING INFORMATION

5.1 The various taxbases for 2012/13 proposed in this report have been calculated by reference to data relating to dwellings within the borough provided by the District Valuer.

5.2 The calculation of the council's taxbase or 'T' can be expressed as the sum of 'Relevant Amounts' known as 'A' for each valuation band multiplied by the collection rate known as 'B'. In summary, 'Relevant Amounts' are to be calculated as the number of dwellings on the valuation lists supplied by the District Valuer adjusted for discounts, disabled persons reductions and anticipated changes to the valuation lists (e.g. successful valuation appeals) during 2012/13.

5.3 The Relevant Amounts for each property band in the Slough Area for 2012/13 are summarised as follows:

Bands	Relevant Amounts for each Area				Total
	Slough Town	Parish of Britwell	Parish of Colnbrook with Poyle	Parish of Wexham	
A	715.7	1.3	15.3	8.7	741.0
B	5,346.6	345.3	198.3	169.9	6,060.1
C	14,641.1	1,266.2	967.8	378.4	17,253.5
D	9,842.0	120.8	590.3	902.3	11,455.4
E	4,436.4	6.1	173.3	47.4	4,663.2
F	2,028.4	83.8	38.3	9.8	2,160.3
G	445.4	22.9	15.8	11.7	495.8
H	9.0	0.0	0.0	0.0	9.0
Aggregate of Relevant Amounts	37,464.6	1,846.4	1,999.1	1,528.2	42,838.3

5.4 The aggregate of 'Relevant Amounts' expressed as a Band D equivalent is, therefore, calculated as **42,838.3**. This figure is based on 100% collection rate in

2012/13.

- 5.5 In 2010/11 the Cabinet agreed to a collection rate of 98%. Following a review of available information and in light of the on-going economic climate officers recommend the collection rate remains at 98% for 2012/13.
- 5.6 The latest information, published by the Department for Communities and Local Government (DCLG) indicates that a 98% collection rate is above the national and unitary averages. The DCLG table, below, provides some appropriate context.

Table 1: Council tax - collection rates - England : 2005-06 to 2010-11

	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	%
All London boroughs of which:	94.9	95.1	95.6	95.5	95.7	96.0	
Inner London boroughs (including City of London)	93.9	94.1	94.7	94.6	94.6	95.1	
Outer London boroughs	95.4	95.5	96.0	96.0	96.2	96.4	
Metropolitan districts	95.6	95.3	95.6	95.7	95.9	96.1	
Unitary authorities	96.4	96.6	96.7	96.7	97.0	97.2	
Shire districts	97.9	98.0	98.1	98.0	98.1	98.2	
England	96.8	96.9	97.1	97.0	97.1	97.3	

- 5.6 With a 98% collection rate, the statutory calculation of the 2012/13 council taxbase 'T' will be as follows:

Aggregate of Relevant Amounts or 'A' (i.e. **42,838.3**) x Collection Rate or 'B' (i.e. **98%**) = council taxbase 'T' (i.e. **41,981.5**).

Change in Taxbase 2011/12 to 2012/13

- 5.7 The table below sets out the change in the Council's taxbase between 2011/12 and 2012/13:

	2011/12 No.s	2012/13 No.s	Change from 2011/12	
			No.s	%
Slough Borough Aggregate of Relevant Amount	42,415.5	42,838.3	422.8	1.00%
Taxbase after allowing for assumed collection rate	41,567.2	41,981.5	414.3	1.00%

5.8 Members will note that the taxbase for all areas has increased by 1.00% from 2011/12, equivalent to a net increase of 414.3 properties.

6. CONCLUSION

6.1 It is recommended that the Cabinet approve the amount calculated as Slough's taxbase for the parishes and non parish areas for 2012/13 as follows:

i)	Parish of Britwell	1,809.5
ii)	Parish of Colnbrook with Poyle	1,959.1
iii)	Parish of Wexham	1,497.6
iv)	Slough Town	36,715.3
	All areas	41,981.5

7. BACKGROUND PAPERS

'1' - CTB1 Form (October 2011)

'2' - Local Government Finance Act 1992

'3' - Detailed working papers held in Finance and Council Tax Sections