

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO POLICY AND FINANCE COMMITTEE

meeting date: 24 JANUARY 2023
title: COUNCIL TAX BASE 2023/24
submitted by: DIRECTOR OF RESOURCES
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1 PURPOSE

1.1 To inform members of the council tax base for 2023/24.

2 BACKGROUND

2.1 The council tax base is set each year between 1 December and 31 January and is an important calculation which sets out the number of dwellings to which council tax is chargeable in an area or part of an area.

2.2 To calculate the tax base for an area, the number of dwellings in each council tax band is adjusted to take account of any discounts, premiums or exemptions. The resulting figure for each band is then multiplied by its proportion relative to Band D (from 6/9 for Band A to 18/9 for Band H) and the total across all eight bands is calculated. These are then multiplied by the authority's estimated collection rate for the year.

2.3 The tax base is used for the purposes of calculating the band d council tax for the billing authority and also major precepting authorities and parish councils.

3 LOCAL GOVERNMENT FINANCE ACT 2012

3.1 The *Local Government Finance Act 2012* allowed changes to the discounts on council tax for second homes and empty properties. From 1 April 2013, second homes may be charged 100% of their normal rate of council tax, instead of the previous maximum of 90%. "Unoccupied and substantially unfurnished" properties are subject to a discount of anything between 0% and 100% of their council tax, at the discretion of the billing authority. Properties undergoing "major repair work" or "structural alteration", which are vacant, can be subject to a discount of any amount between 0% and 100%, for a maximum of 12 months.

3.2 The full 50% discount must be retained on a second home where the liable person is required as part of his/her employment to live in job-related accommodation.

3.3 From 1 April 2013, local authorities can also set an 'empty homes premium' for long-term empty properties. Properties which have been unoccupied and substantially unfurnished for over two years may be charged up to 150% of the normal liability.

3.4 In 2013/14, i.e. the first year of the new changes, the Council agreed to leave the rates of our current discounts/exemptions unchanged.

3.5 From 2014/15 however the Council, after detailed consideration, implemented the following change:

- For long term empty properties (empty from 6 months up to 2 years) remove the current 50% discount i.e. owners are liable for the full 100% council tax due.

4 THE RATING (PROPERTY IN COMMON OCCUPATION) AND COUNCIL TAX (EMPTY DWELLINGS) ACT 2018

4.1 Legislation was passed on 1st November 2018 that gave Billing Authorities greater freedoms in the charges that are levied on long term empty homes. The Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018 increased the premium that Billing Authorities can impose on properties that have been vacant i.e. unoccupied and unfurnished for more than two years from 50% to 100%.

4.2 Furthermore from 1st April 2020 for properties that have been vacant for more than 5 years the premium can be increased to 200% and from 1 April 2021 the premium can be increased to 300% for properties that have been unoccupied for more than 10 years.

4.3 It is important to note that this legislation does not apply to second homes or properties that are exempt from Council Tax e.g. where a property may be unoccupied because the owner has passed away or gone into a nursing home etc.

4.4 As last year it is not proposed that we introduce any changes for the forthcoming year.

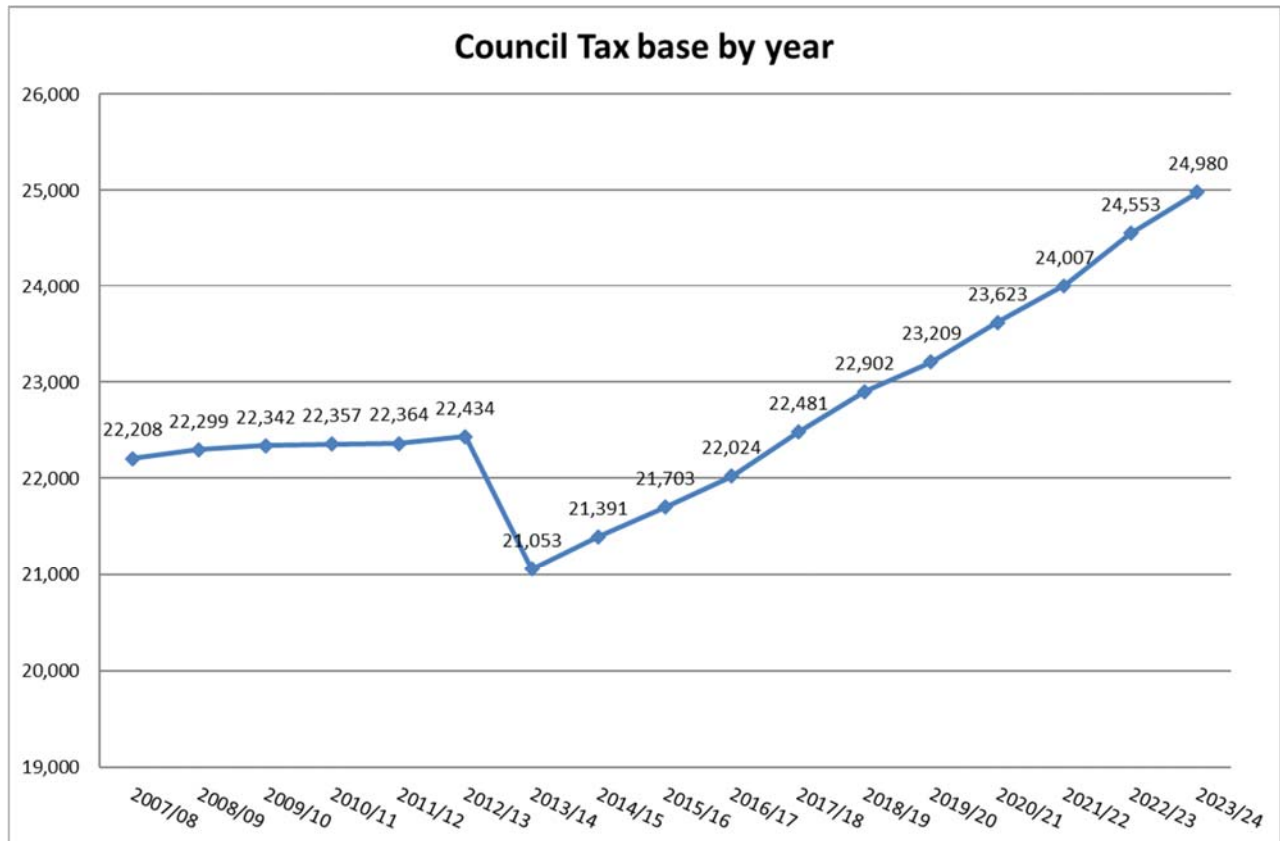
5 COUNCIL TAX BASE 2023/24

5.1 Our calculation has now been carried out across all of our parishes and has resulted in an overall tax base of 24,980 for 2023/24 of which is an increase of 1.7% on the tax base for 2022/23 of 24,553.

5.2 Our overall tax base is shown by parish in Annex 1.

6 MOVEMENT IN OUR TAX BASE

6.1 The following graph shows the movement in our overall tax base by year since 2007/08.



6.2 From 2013/14 you can see our tax base has increased significantly by around 1.5%– 2.5% each year.

7 LOCAL COUNCIL TAX SUPPORT (LCTS)

7.1 Our tax base rose steadily for the period 2007/08 to 2012/13. In 2013/14 local council tax support schemes (LCTS) were determined which replaced the national council tax benefit scheme. Local council tax support is awarded as a discount against the claimant's council tax bill. As discounts impact on the council's tax base this meant overall our tax base fell significantly in 2013/14 by as a direct result of the implementation of our scheme.

7.2 The Council decided from this year (2022/23) to remove the 12% reduction in support to working age claimants.

8 CONCLUSION

8.1 Our council tax base increased steadily over the period 2007/18 to 2013/14 however since then we have averaged overall increases of 1.5% to 2.5% each year.

8.2 The Council Tax Base for 2023/24 is 24,980.

DIRECTOR OF RESOURCES

PF8-23/JP/AC
13 January 2023

COUNCIL TAX BASE BY PARISH

ANNEX 1

	2023/24 taxbase	2022/23 taxbase	difference	% change
Aighton, Bailey & Chaigley	496	493	3	0.6%
Balderstone	202	196	6	3.1%
Barrow	773	733	40	5.5%
Bashall Eaves, Great Mitton & Little Mitton	204	206	-2	-1.0%
Billington & Langho	2,200	2,189	11	0.5%
Bolton by Bowland, Gisburn Forest & Sawley	485	485	0	0.0%
Bowland Forest (High)	72	77	-5	-6.5%
Bowland Forest (Low)	81	82	-1	-1.2%
Bowland with Leagram	83	83	0	0.0%
Chatburn	406	395	11	2.8%
Chipping	544	537	7	1.3%
Clayton le Dale	522	515	7	1.4%
Clitheroe	6,013	5,869	144	2.5%
Dinckley	47	46	1	2.2%
Downham	49	51	-2	-3.9%
Dutton	107	105	2	1.9%
Gisburn	237	237	0	0.0%
Grindleton	356	358	-2	-0.6%
Horton	52	49	3	6.1%
Hothersall	76	77	-1	-1.3%
Longridge	3,170	3,052	118	3.9%
Mearley	8	8	0	0.0%
Mellor	996	992	4	0.4%
Newsholme	20	20	0	0.0%
Newton	142	141	1	0.7%
Osbaldeston	107	102	5	4.9%
Paythorne	46	46	0	0.0%
Pendleton	109	111	-2	-1.8%
Ramsgreave	287	282	5	1.8%
Read	586	585	1	0.2%
Ribchester	673	671	2	0.3%
Rimington & Middop	237	235	2	0.9%
Sabden	560	562	-2	-0.4%
Salesbury	194	193	1	0.5%
Simonstone	500	500	0	0.0%
Slaidburn & Easington	157	156	1	0.6%
Thornley with Wheatley	174	173	1	0.6%
Twiston	36	37	-1	-2.7%
Waddington	451	452	-1	-0.2%
West Bradford	379	376	3	0.8%
Whalley	1,835	1,772	63	3.6%
Wilpshire	1,086	1,078	8	0.7%
Wiswell	178	181	-3	-1.7%
Worston	44	45	-1	-2.2%
	24,980	24,553	427	1.7%