

# ED2 REPORT

<b>Report Title</b>	Council Tax Base 2025/26				
<b>Date of Meeting</b>	Monday 20 January 2025				
<b>Report Author</b>	Andrew Brittain (Head of Revenues and Benefits),				
<b>Corporate Director</b>	Chief Financial Officer S151				
<b>Lead Cabinet Member(s)</b>	Cabinet Member for Resources				
<b>Why is this a key decision?</b>	<table border="0"> <tr> <td>1. Expenditure over £500K</td> <td>Yes</td> </tr> <tr> <td>2. Significant impact on 2 or more wards</td> <td>No</td> </tr> </table>	1. Expenditure over £500K	Yes	2. Significant impact on 2 or more wards	No
1. Expenditure over £500K	Yes				
2. Significant impact on 2 or more wards	No				
<b>Wards Affected</b>	(All Wards);				
<b>Identify exempt information and exemption category</b>	Choose an item.				

<b>Appendices (if any)</b>	1. Detailed calculation of the 2025/26 Council Tax Base.
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## 1. Executive Summary

- 1.1 This report details the council tax base estimate for the financial year 2025/26.
- 1.2 As a billing authority, the council is required to comply with the Local Government Finance Act 1992 (as amended) to determine the estimated surplus or deficit on the collection fund in respect of council tax prior to 15 January and calculate the council tax base by 31 January.
- 1.3 Approval of the collection fund balance and council tax base is delegated from the Council to the s151 officer per paragraph 1.4 Chapter 2, Part 3 of the Constitution..

## 2. **Recommendations**

For the reasons set out in this report:

- 2.1 In accordance with the Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012, the amount calculated by Thurrock Council as its Council Tax Base for the financial year 2025/26 to be set at 54,114 equivalent Band D properties.

## 3. **Commissioner's Comments**

- 3.1 N/A

## 4. **Introduction and Proposals**

### *Determination of the 2025/26 Council Tax Base*

- 4.1 The Tax Base must be calculated in accordance with regulations made by the Secretary of State under Section 33(5) of the Local Government Finance Act 1992 and The Local Authorities (Calculation of Tax Base) (England) Regulations 2012.
- 4.2 The annual determination of the taxbase is, by necessity, an "estimate" for the forthcoming financial year and will differ year to year. Regulations require that as well as calculating the future year taxbase, a forecast surplus or deficit against the in-year Collection Fund position is calculated and reported to precepting bodies.
- 4.3 In calculating the tax base, regard is given to the number of properties (hereditaments) existing on the taxbase at the time of determination; anticipated future changes over the course of the remaining current financial year and throughout the future financial year; impact of discounts and exemptions (either nationally determined or locally set); premia (as relating to long-term empty hereditaments); anticipated collection rates; and prescribed proportions of property for each Council Tax Band in relation to a standard Band D charge.
- 4.4 The valuation of properties for Council Tax purposes is carried out by the Valuation Office Agency.
- 4.5 For Council Tax purposes each property is placed in a band based on its open market value as at 1 April 1991. The bands are as follows:

Range of Values Band	Valuation
Values not exceeding £40,000	<b>A</b>
Values exceeding £40,000 but not exceeding £52,000	<b>B</b>
Values exceeding £52,000 but not exceeding £68,000	<b>C</b>
Values exceeding £68,000 but not exceeding £88,000	<b>D</b>
Values exceeding £88,000 but not exceeding £120,000	<b>E</b>
Values exceeding £120,000 but not exceeding £160,000	<b>F</b>
Values exceeding £160,000 but not exceeding £320,000	<b>G</b>
Values exceeding £320,000	<b>H</b>

4.6 The current number of properties within Thurrock is 70,221, 70.22% of which are in the lower bands of A-C, broken down as follows:

Band	Number of Properties
A	7,535
B	14,080
C	27,693
D	12,798
E	4,848
F	2,321
G	882
H	64
<b>TOTALS</b>	<b>70,221</b>

4.7 The Tax Base is calculated in terms of the equivalent number of Band 'D' properties after discounts and exemptions have been taken into account. There are statutory ratios which determine the proportion of the band D charge that will be charged for a property in each band. The ratios are as follows:

A = 6/9ths	E = 11/9ths
B = 7/9ths	F = 13/9ths
C = 8/9ths	G = 15/9ths
D = 1	H = 18/9ths

4.8 When considering the tax base for the forthcoming year, the authority must estimate the number of properties it will have in each band after allowing for anticipated changes in the number of properties, reductions in billable amounts through exempt properties and discounts (e.g. single person

discount and Council Tax Reduction Scheme), and the impact of charging additional Council Tax to the owners of empty homes and second homes.

2024/25			2025/26	
Total	Band D Equivalents	Band	Total	Band D Equivalents
12	6	A*	9	5
4,603	3,129	A	4,892	3,261
10,834	8,426	B	11,045	8,590
23,544	20,928	C	23,804	21,159
11,424	11,424	D	11,556	11,556
4,462	5,452	E	4,506	5,508
2,169	3,133	F	2,202	3,180
826	1,377	G	846	1,409
47	93	H	51	102
<b>58,010</b>	<b>53,969</b>		<b>58,911</b>	<b>54,772</b>

- 4.9 The Authority must then estimate what percentage of the total Council Tax due for the year it will be able to collect. This percentage is applied to the total number of Band D equivalent properties to give the tax base to be used for setting the Council Tax.
- 4.10 There are a number of factors to be considered when assessing the likely collection rate for 2025/26, including historical trends, increased burdens through council tax increases or premiums and other factors such as the economic climate. In recent years Thurrock has achieved an excellent collection rate and current evidence suggests that the rate of 98.8% for the ultimate collection rate remains achievable for 2025/26 liability.
- 4.11 A collection rate of 98.8% will result in a forecast tax base of 54,114 Band D equivalent properties for 2025/26 shown as follows, an increase of 792 from the 2024/25 position:

Band D Equivalent at 30 November 2024	54,772
In year losses in collection allowance of 1.2%	(657)
<b>Council Tax Base for 2025/26</b>	<b>54,114</b>

## **5. Alternative options considered**

- 5.1 The Council has a legal requirement to set its Council Tax Base annually therefore no other options are applicable.

## **6. Consultation**

- 6.1 There is no requirement to consult on setting the Council Tax Base.

## **7. Financial Implications**

- 7.1 The contents of this report are driven by a statutory framework and as such the Council is governed by this framework.
- 7.2 The net tax base directly influences the level of Council Tax levied and therefore the resources available to the Council. This will be considered as part of the Council Tax Setting and Budget Requirement Reports that will be presented to Council on 26 February 2025.
- 7.3 Council Tax collection performance will dictate whether the Council achieves the eventual collection rate of 98.8% assumed within this report. This matter is subject to regular performance monitoring.

Implications verified by: Jasbir Kaur Sandhu

Head of Financial Strategy and Planning

20 January 2025

## **8. Risk Implications**

- 8.1 The calculation of the Council Tax base is done using a specific methodology. Any variance from the estimated rate, is picked up through the estimated collection fund/surplus at year end.

Implications Verified by N/A

Date

## **9. Legal and Governance Implications**

- 9.1 The Council, as billing authority, is required to calculate the amount using information from the rating list as at 30 November which will be its council taxbase for the next financial year by 31 January of the preceding financial year. (Section 31B of the Local Government Finance 1992 Act (as amended) and the Local Authorities (Calculation of council tax Base) Regulations 2012).
- 9.2 The section 151 officer has the delegated authority to take this decision, pursuant to paragraph 1.4 Chapter 2, Part 3 of the Constitution.

Implications verified by Helen Nicol, Assistant Director Legal & Governance  
Date 20/01/25

**10. Equality and Diversity Implications (including the public sector equality duty)**

Implications Verified by N/A

Date

**11. Other Relevant Implications**

None

**12. Background Documents**

None

## Relevance Check

**Budget Reduction/Service Area:**

**Service Lead**

**Date:**

In what ways does this Budget reduction have an impact on an outward facing service? How will the service feel different to your customers or potential customers?

N/A

If not, how does it impact on staff e.g. redundancies, pay grades, working conditions? Why are you confident that these staff changes will not affect the service that you provide?

N/A

Is a Customer Impact Assessment needed? No

**Appendix 1 Detailed calculation of the 2025/26 Council Tax Base**

**COUNCIL TAX BASE Year 2025/26 - Forecast**

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Band	Total Properties	No. of Discounts	Exempt Properties	Net Disabled Relief	LCTS	LT Premiums	Estimated Discounts	Changes in Year		Sub Total	Total Band "D" Equiv	Adj for losses in collection	Tax Base (Rounded)
		(-)	(-)	(+) or (-)	(-)	(+)	(-)	New Properties	Premiums			1.20%	
A *	0	2	0	12	2		0		0	9	5	0	5
A	7,535	955	242	14	1,590	82	4	26	27	4,892	3,261	39	3,222
B	14,080	1,326	332	117	1,689	122	8	48	32	11,045	8,590	103	8,487
C	27,693	1,779	458	(47)	1,837	114	16	95	39	23,804	21,159	254	20,905
D	12,798	695	201	(55)	404	60	8	44	17	11,556	11,556	139	11,418
E	4,848	209	64	(12)	106	28	3	17	8	4,506	5,508	66	5,442
F	2,321	73	18	(14)	36	12	1	8	3	2,202	3,180	38	3,142
G	882	29	16	(4)	9	15	1	3	3	846	1,409	17	1,392
H	64	4	0	(11)	0	1	0	0	0	51	102	1	101
<b>TOTALS</b>	<b>70,221</b>	<b>5,070</b>	<b>1,331</b>	<b>0</b>	<b>5,673</b>	<b>434</b>	<b>42</b>	<b>241</b>	<b>130</b>	<b>58,911</b>	<b>54,772</b>	<b>657</b>	<b>54,114</b>