

CYNGOR SIR CEREDIGION COUNTY COUNCIL

Report to: Cabinet

Date of meeting: 3rd December 2024

Title: Council Tax Base and Precept Payment Dates

Purpose of the report: To determine the Council Tax Base and Precept Payment Dates for the 2025/26 financial year.

For: Decision

Cabinet Portfolio and Cabinet Member:
Councillor Gareth Davies, Cabinet Member for Finance & Procurement

1. REQUIREMENT TO DETERMINE THE COUNCIL TAX BASE

The Council, at its meeting held on 14th December 2004, resolved that the setting of the Council Tax Base would become an Executive function from thereon, and therefore it is for the Cabinet to determine the Council Tax Base for 2025/26. The Tax Base of an area is a measure of the Council Tax raising capacity of that area. The following Council Tax Bases are required to be calculated:

- (a) Council Tax Base for Ceredigion County Council;
- (b) Council Tax Base for each of the Town and Community Council areas.

2. CALCULATION OF COUNCIL TAX BASE

The rules for the calculation of the Council Tax Base are prescribed in the Local Authorities (Calculation of Council Tax Base) (Wales) Regulations 1995 and as amended by the Local Authorities (Calculation of Council Tax Base) and Council Tax (Prescribed Classes of Dwellings) (Wales) (Amendment) Regulations 2004 and the Local Authorities (Calculation of Council Tax Base) (Wales) (Amendment) Regulations 2016.

The regulations set out the formulae for calculating the Tax Base for an area and prescribe the period during which the calculations must be performed and the results notified to precepting and levying authorities. The formulae and calculations are set out in Appendix 1.

This report is therefore largely a technical one that follows the regulations outlined.

The calculation of the Council Tax Base contained in Appendix 1 reflects a zero discount for all properties included in Prescribed Classes A, B and C, on the assumption that the zero discount continues to apply, for the whole of the Authority's area, for 2025/26. The assumption of a zero discount is made on the basis of the Council's updated determination of 14th December 2023, to increase the Council Tax Premium on both Second Homes and Long Term Empty Homes from 1st April 2024

(Sections 12A(3) and 12B(4) of the Local Government Finance Act as inserted by the Housing (Wales) Act 2014).

The figures contained in the appendices take account of the following:

- (a) an assumed collection rate of 98.5%;
- (b) estimated entitlement to disablement reductions;
- (c) estimated entitlement to discounts;
- (d) estimated number of exempt dwellings;
- (e) estimated number of prescribed class of dwellings;
- (f) an assumption that all properties currently awaiting banding (including an estimated number of new properties) will be valued in the appropriate bands which have been estimated;
- (g) an assumption that the Council has no properties to be regarded as Class O exempt dwellings which are the responsibility of the Secretary of State for Defence.
- (h) an estimated amount in respect of the Premium of 150% levied in respect of Second homes with no occupation restriction.
- (i) an estimated amount in respect of the Premium levied in respect of Long Term Empty Properties:
 - 100% for Properties that have been Long Term Empty Properties for up to and including 5 years.
 - 150% for Properties that have been Long Term Empty Properties for over 5 years and up to and including 10 years.
 - 200% for Properties that have been Long Term Empty Properties for over 10 years.

(with all time periods including the initial continuous period of 12 months for a dwelling to become defined as a 'Long Term Empty Property' by virtue of it being unoccupied and substantially unfurnished.).

In the Full Council meeting on 14th December 2023, in respect of furnished properties not occupied by anyone as their main residence (Second Homes) the following was resolved:

1. that the existing 25% Council Tax Premium applicable to **Long Term Empty Properties** will increase with effect from 01/04/24, to:
 - a) 100% for Properties that have been Long Term Empty Properties for up to and including 5 years.
 - b) 150% for Properties that have been Long Term Empty Properties for over 5 years and up to and including 10 years.
 - c) 200% for Properties that have been Long Term Empty Properties for over 10 years.

with all time periods including the initial continuous period of 12 months for a dwelling to become defined as a 'Long Term Empty Property' by virtue of it being unoccupied and substantially unfurnished.

- 2a) that the existing 25% Council Tax Premium applicable to **Second Homes** will increase to 100% to take effect from 01/04/24.
- 2b) that the existing 25% Council Tax Premium applicable to **Second Homes** will increase to **150% to take effect from 01/04/25.**

The calculation and setting of the Council Tax Base for 25/26 therefore fully incorporates the level of Council Tax Premiums on Long Term Empty Properties and Second Homes in accordance with the Full Council resolutions from 14th December 2023. In arriving at the estimated number of dwellings to which a Premium will apply, allowance has been made for the effect of a likely reduction in the number of properties attracting a Premium and a potential impact on the overall collection rate. A reduction in the number of properties is to be expected as the overriding policy aim is to bring Long Term Empty Properties back into use and to increase the supply of Affordable housing and to enhance the Sustainability of local communities.

An update on the number of Properties subject to a Council Tax Premium is provided to Members as part of the regular quarterly financial management reports.

3. COUNCIL TAX BASE CONCLUSION

The resulting Council Tax Base for 2025/26 is 34,421.81 which is an increase of 1.93% compared to the Tax Base for 2024/25 (33,768.51). The figures for each Town and Community Council are shown in Appendix 2.

The Tax Base data is returned to Welsh Government in the form of a CT1 return, this includes both the overall Tax Base for Council Tax setting purposes and also the 100% calculation for Revenue Support Grant purposes (the latter excludes the Council Tax Premiums applied to Second Home and Long Term Empty properties).

As well as some uncertainty regarding the estimated number of dwellings to which a Premium will apply, the impact of the Non-Domestic Rating (Amendment of Definition of Domestic Property) (Wales) Order 2022 (which raises the threshold that Self Catering Properties need to achieve in order to be classed under Business Rates (actual days let now 182 (previously 70 days) and available days for letting a minimum of 252 (previously a minimum of 140) is still on ongoing variable. This is national legislation that is not within Ceredigion's County Council's control, with assessments and determinations being carried out by the Valuation Officer Agency.

4. PAYMENT OF PRECEPTS

The provisions of the Local Authorities (Precepts) (Wales) Regulations 1995 apply to the payment of precepts by Ceredigion County Council. In accordance with the provisions of the above regulations, the Council is required to:

- (a) notify each relevant precepting authority before 31st December of the proposed schedule of instalments
- (b) no earlier than 21 days after notifying each relevant precepting authority of the proposed schedule of instalments, determine a schedule of instalments; and
- (c) inform each relevant precepting authority before 1st February of the schedule of instalments.

In order to comply with the above, the following proposed schedule of instalments is recommended:

- i) Dyfed Powys Police Authority - 12 equal instalments, paid on the last working day of each month commencing April 2025.
- ii) Town and Community Councils - 3 equal instalments, paid on the last working day of April 2025, July 2025 and October 2025.

Wellbeing of Future Generations:

Has an Integrated Impact Assessment been completed? If, not, please state why.

No. Does not refer to policy or service change.

Summary of Integrated Impact Assessment:

Long term: N/A
Collaboration: N/A
Involvement: N/A
Prevention: N/A
Integration: N/A

Recommendation(s):

1. To approve the Council Tax Base for Council Tax setting purposes of 34,421.81 in accordance with the calculations as set out in Appendices 1 & 2.
2. To note the Council Tax Base for Revenue Support Grant purposes of 32,663.32.
3. To approve the schedule of instalments for Dyfed Powys Police Authority Precept payments in 2025/26 as being - 12 equal instalments paid on the last working day of each month commencing April 2025.
4. To approve the schedule of instalments for Ceredigion Town and Community Councils Precept payments in 2025/26 as being - 3 equal instalments on the last working day of April 2025, July 2025 and October 2025.

Reasons for decision:

The Council has a legal obligation to set its tax base for the forthcoming year.

Overview and Scrutiny:

N/A

Policy Framework:

Annual Budget Setting Process

Corporate Well-being Objectives:

Underpins all Corporate Priorities

Finance and Procurement implications:

The Tax base forms part of the 25/26 Budget Setting and Council Tax calculations.

Legal Implications:

Figures must be ratified by 6th January 2025

Staffing implications:

None

Property / asset implications:

None

Risk(s):

Due to the April 2024 increase in the level of Council Tax premiums on both Long Term Empty Properties and Second Homes and the further stepped increase in Council Tax premiums for Second Homes, there is less certainty than normal in the estimate for the number of dwellings to which a Premium would apply during 25/26. This will be actively monitored during the course of the year.

Statutory Powers:

Local Government Finance Act 1992

Background Papers:

None

Appendices:

Council Tax Base Calculation Papers

Corporate Lead Officer:

Duncan Hall - Corporate Lead Officer: Finance & Procurement

Reporting Officer:

Duncan Hall – Corporate Lead Officer: Finance & Procurement

Ann Ireland – Corporate Manager: Revenues & Financial Assessments

Date:

15th November 2024

CYNGOR SIR CEREDIGION COUNTY COUNCIL

CALCULATION OF COUNCIL TAX BASE 2025/26

The **TAX BASE** is calculated using the following formula: **T = (A x B)**

WHERE: T = TAX BASE (The measure of the tax raising capacity of the area)
A = RELEVANT AMOUNTS (The total of relevant amounts calculated using specified formula- see below)
B = COLLECTION RATE (The proposed collection rate assumption for 2025/25 is 98.50%)

The **RELEVANT AMOUNT** for each Valuation Band is calculated using the following formula : **(H - Q + E + J) x $\frac{E}{G}$**

WHERE: H = CHARGEABLE DWELLINGS (The number of dwellings in the band listed in the valuation list, adjusted for the effects of disabled relief, PLUS the Council's estimate of changes to the list and exempted dwellings in 2025/26)

Q = FACTOR TO TAKE ACCOUNT OF DISCOUNTS (The aggregate of amounts found by multiplying, for each different relevant percentage, R by S - see below)

R = NUMBER OF DWELLINGS SUBJECT TO THE RELEVANT DISCOUNT (The number of properties included in H for which the amount of council tax payable for the relevant day was reduced by the relevant percentage.)

S = RELEVANT PERCENTAGE (The prescribed percentage (for Single Person Discount), and the percentage discount determined by the Authority for each of the Prescribed Classes.)

E = PREMIUM FACTOR (The factor to take account of a premium. The calculation for item E requires a billing authority to multiply, for each relevant percentage, an estimate of the number of dwellings in respect of which a premium applies with the relevant percentage.)

J = AMOUNT OF ADJUSTMENTS (The Council's estimate of adjustments to be made to the number of chargeable dwellings in the list, plus any discounts or premiums applicable to them for 2025/26.)

		BAND	Ratio to Band D
$\frac{E}{G}$	= RATIO TO BAND D	A*	5/9
		A	6/9
		B	7/9
		C	8/9
		D	9/9
		E	11/9
		F	13/9
		G	15/9
		H	18/9
		I	21/9

PRESCRIBED CLASS DISCOUNTS	CLASS A	0%
	CLASS B	0%
	CLASS C	0%
PREMIUM - PRESCRIBED CLASS B		150%
PREMIUM - LONG TERM EMPTY	Up to 5 years	100%
	Between 5 and 10 years	150%
	Over 10 years	200%

COUNCIL TAX BASE FOR CYNGOR SIR CEREDIGION COUNTY COUNCIL FOR 2025/26

BAND	TAX BASE
A*	2.32
A	1,046.73
B	3,316.87
C	6,154.71
D	7,140.02
E	10,020.57
F	4,996.81
G	1,513.21
H	192.08
I	38.49
TOTAL TAX BASE	34,421.81

The figure for calculating Revenue Support Grant is 100% of the Tax Base figure excluding premiums which is: 32,663.32

SYLFAEN TRETH Y CYNGOR FESUL CYNGOR TREF A CHYMUNED AR GYFER / COUNCIL TAXBASE BY TOWN & COMMUNITY COUNCIL - 2025/26

ARDAL TREF NEU GYMUNED / TOWN OR COMMUNITY AREA	BAND A*	BAND A	BAND B	BAND C	BAND D	BAND E	BAND F	BAND G	BAND H	BAND I	CYFANSWM / TOTAL
ABERYSTWYTH 101	-	172.22	767.05	1,106.10	724.25	749.48	503.82	157.67	29.44	-	4,210.03
ABERAERON 102	-	41.10	85.70	80.16	154.37	212.36	193.69	55.97	5.89	-	829.24
ABERTEIFI/CARDIGAN 103	-	105.11	434.97	529.25	359.55	264.36	169.43	44.18	7.86	2.30	1,917.01
LLANBEDR P S/LAMPETER 104	-	91.06	161.70	205.85	207.75	194.29	129.11	31.95	2.92	-	1,024.63
CEI NEWYDD/NEW QUAY 105	-	19.00	71.46	115.16	267.58	312.43	112.67	32.37	13.17	2.30	946.14
BORTH 106	-	11.44	129.39	175.48	175.43	262.00	69.36	16.80	-	-	839.90
CEULANAMAESMAWR 107	-	12.21	94.13	66.49	70.42	116.40	50.73	27.48	1.95	-	439.81
BLAENRHEIDOL 108	-	1.97	30.40	39.60	79.16	40.53	19.79	3.26	-	-	214.71
GENAU'R GLYN 109	-	2.30	0.58	44.92	42.39	126.94	99.70	42.66	3.92	-	363.41
LLANBADARN FAWR 110	-	18.22	75.28	138.65	206.67	234.87	130.67	91.51	5.89	2.30	904.06
LLANGYNFELIN 111	-	6.47	25.24	75.52	27.90	85.32	44.10	11.47	3.43	-	279.45
LLANFARIAN 112	-	11.27	25.25	74.71	151.72	195.06	255.45	62.64	14.10	-	790.20
LLANGWYRYFON 113	-	6.51	12.46	27.19	73.51	96.63	43.75	11.77	-	-	271.82
LLANILAR 114	-	5.77	17.19	71.45	146.64	165.65	51.82	31.34	3.94	-	493.80
LLANRHYSTUD 115	-	9.24	19.37	78.27	98.42	154.87	75.41	31.58	3.41	2.30	472.87
MELINDWR 116	-	13.97	34.53	92.97	103.02	191.26	75.88	36.54	-	2.30	550.47
PONTARFYNACH 117	-	5.52	12.72	67.08	70.35	67.08	33.79	12.71	-	-	269.25
TIRMYNACH 118	-	58.48	49.39	239.50	130.54	179.61	142.15	26.67	1.48	-	827.82
TRAWSGOED 119	-	11.18	21.34	51.84	155.02	143.02	57.49	23.79	3.43	-	467.11
TREFEURIG 120	-	8.54	4.99	230.79	201.50	277.78	78.96	19.26	1.46	-	823.28
FAENOR 121	-	3.77	30.27	60.63	86.70	397.16	175.23	68.51	4.90	-	827.17
YSGUBOR-Y- COED 122	-	3.23	3.99	29.48	36.38	35.30	38.06	26.53	5.58	-	178.55
LLANDDEWI BREFI 123	0.55	2.46	22.95	84.83	90.47	69.54	36.06	4.49	-	-	311.35
LLANGEITHO 124	-	5.86	17.31	45.51	131.10	121.00	47.30	10.11	1.94	-	380.13
LLEDROD 125	-	5.73	13.21	53.63	102.05	99.90	45.87	4.91	-	-	325.30
NANTCWNLLE 126	-	7.99	35.86	34.67	138.35	116.04	41.38	18.86	-	1.72	394.87
TREGARON 127	-	15.10	95.63	115.74	131.61	146.31	41.48	9.83	3.91	-	559.61
YSBYTY YSTWYTH 128	-	3.77	15.34	65.91	59.55	61.43	14.93	4.09	-	-	225.02
YSTRAD FFLUR 129	-	8.70	71.10	47.65	89.23	79.57	33.42	6.54	-	-	336.21
YSTRAD MEURIG 130	-	2.08	10.48	32.99	45.61	50.10	17.42	4.48	1.94	-	165.10
CILIAU AERON 131	-	8.21	18.15	62.63	69.55	175.50	75.17	17.90	-	2.29	429.40
HENFYNYW 132	-	5.65	20.84	76.25	134.68	194.81	79.67	17.64	1.96	-	531.50
LLANARTH 133	-	26.99	52.44	97.65	191.86	250.85	105.15	26.25	1.96	-	753.15
LLANDYSILIOGOGO 134	-	8.18	8.96	60.75	138.75	217.46	118.10	28.70	3.91	2.29	587.10
LLANFAIR CLYDOGAU 135	-	5.09	18.40	30.73	94.01	109.41	39.48	14.33	-	-	311.45
LLANFIHANGEL YSTRAD 136	0.41	11.89	37.31	140.70	155.08	212.11	83.59	35.22	1.94	-	678.25
LLANGYBI 137	-	9.25	32.38	37.74	59.98	87.72	40.19	10.63	7.13	-	285.02
LLANLLWCHAIARN 138	-	11.06	20.19	95.89	91.35	193.38	96.64	16.42	1.97	-	526.90
LLANSANTFFRAED 139	0.41	37.41	35.44	109.13	189.73	199.81	60.24	8.62	1.46	-	642.25
LLANWENOG 140	-	8.45	47.43	106.72	157.96	193.18	65.81	27.48	1.45	-	608.48
LLANWNNEN 141	-	6.02	11.50	46.06	34.48	76.28	42.68	8.19	-	-	225.21
DYFFRYN ARTH 142	-	13.41	23.44	85.82	144.30	228.62	95.69	9.41	1.94	4.60	607.23
ABERPORTH 143	0.41	34.66	154.54	217.53	211.51	392.19	138.68	59.80	-	2.29	1,211.61
BEULAH 144	-	17.98	45.32	88.97	158.98	391.36	161.77	40.08	8.82	4.60	917.88
LLANDYFRIOG 145	-	30.70	107.04	132.46	128.47	315.06	128.33	22.16	3.42	2.30	869.94
LLANDYSUL 146	-	65.00	133.88	269.51	225.83	373.59	155.34	56.10	15.62	-	1,294.87
LLANGOEDMOR 147	0.54	20.17	47.97	92.59	114.39	200.99	95.91	31.06	15.02	2.30	620.94
LLANGRANNOG 148	-	16.88	21.53	104.40	110.89	123.44	81.02	22.43	-	2.30	482.89
PENBRYN 149	-	14.88	29.69	61.00	134.90	307.33	201.26	66.11	1.48	-	816.65
TROEDYRAUR 150	-	15.71	35.71	85.82	103.83	265.07	159.87	20.91	-	-	686.92
Y FERWIG 151	-	8.87	25.43	70.34	132.25	266.12	143.30	43.80	3.44	2.30	695.85
CYFANSWM / TOTAL	2.32	1,046.73	3,316.87	6,154.71	7,140.02	10,020.57	4,996.81	1,513.21	192.08	38.49	34,421.81