

Title of Report:	Actual Penny Product Forecast analysis
Committee Report Submitted To:	Finance Committee
Date of Meeting:	10 October 2024
For Decision or For Information	For information
To be discussed In Committee YES/NO	No

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them.
Lead Officer	Chief Finance Officer

Budgetary Considerations	
Cost of Proposal	
Included in Current Year Estimates	YES/NO
Capital/Revenue	Revenue
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	YES/NO
Legal Opinion Obtained	YES/NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

1.0 Background

Land and Property Services (LPS) who issue bills and collect rates on behalf of Councils issue in year forecasts on the Actual Penny Product (APP) and projected outturns with regards the amount of rates actually collected.

2.0 Detail

LPS has issued to Councils the interim monthly forecast as at 31 August 2024. The forecast for Causeway Coast and Glens Borough Council has been based on in year assumptions for both sets of figures.

2.1 Monthly Analysis

Month	Jun	Jul	Aug
Forecast	£558	£625	£647

All figures £'000

2.2 Additional analysis

The figures indicate a significant projected finalisation in terms of rates income for Council however it is too early to place much certainty on these figures as there are many factors that could lead to reductions in them as the year progresses. It is however a strong start to the year and does give optimism that there is some growth in the rates base and gives Council somewhat of a buffer should negative market forces arise.

3.0 APP analysis

The tables below set out the analysis of the APP forecast for the current financial year in terms of both domestic and non-domestic properties.

	In Year 24/25	In Year 24/25	In Year 24/25	In Year 23/24
Domestic	August	July	June	January
Gross Rate Income	81,846,671	81,810,526	81,799,940	77,109,367
Losses				
Allowances	(1,029,667)	(1,029,667)	(1,029,667)	(1,023,823)
Vacancies	(3,990)	(3,990)	(3,990)	5
REH's Discharge	(171,595)	(147,912)	(260,957)	(241,363)
Irrecoverables	(288,108)	(288,108)	(288,108)	(222,861)
CAP	(310,905)	(310,905)	(310,905)	(270,912)
Cost of Collection	(979,294)	(978,892)	(978,304)	(856,625)
Total Losses	(2,783,560)	(2,759,475)	(2,871,932)	(2,615,579)
Income less Losses	79,063,111	79,051,051	78,928,008	74,493,788
% Collectable	96.60%	96.63%	96.49%	96.61%
District Rate	0.4762	0.4762	0.4762	0.4457
Regional Rate	0.5042	0.5042	0.5042	0.4848
Total Rate	0.9804	0.9804	0.9804	0.9305
District Due Domestic	38,402,543	38,396,686	38,336,921	35,681,764
District Due Non Domestic	22,378,882	22,362,119	22,355,540	20,638,523
Total District Due	60,781,425	60,758,805	60,692,461	56,320,287
To be paid	(60,134,188)	(60,134,188)	(60,134,188)	(56,064,758)
Finalisation	647,237	624,617	558,273	255,529

	In Year 24/25	In Year 24/25	In Year 24/25	In Year 23/24
Non Domestic	August	July	June	January
Gross Rate Income	47,419,116	47,389,166	47,319,137	44,554,361
Losses				
Allowances	(6,917)	(6,917)	(6,917)	(6,941)
Vacancies	(252,210)	(253,593)	(259,010)	(242,467)
Irrecoverables	(250,444)	(250,444)	(250,444)	(442,553)
3mth Vacant Rating	(134,192)	(134,192)	(134,192)	(94,124)
NDVR 50%	(1,032,114)	(1,032,114)	(1,029,282)	(1,020,621)
NDVR Exclusion	(731,145)	(722,734)	(673,180)	(701,067)
Cost of Collection	(639,486)	(649,801)	(639,785)	(569,747)
	(3,046,508)	(3,049,795)	(2,992,810)	(3,077,521)
	44,372,608	44,339,371	44,326,327	41,476,840
	93.58%	93.56%	93.68%	93.09%
	30	30	29.53	27.63
	29	29	29.02	27.90
	58.5482	58.5482	58.5482	55.5325
	22,378,882	22,362,119	22,355,540	20,638,523

4.0 Revaluations

There are still a number of outstanding revaluation challenge cases and whilst they could impact on our APP for 2024/25 most of the significant challenges have by now been dealt with.

5.0 Recommendation

It is recommended that Council note the report.