

Title of Report:	Estimated Penny Product Forecast 2nd Draft
Committee Report Submitted To:	Finance Committee
Date of Meeting:	12 December 2024
For Decision or For Information	For decision
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

Estimated Timescale for Completion	
Date to be Completed	

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 Purpose of Report

The purpose of this report is to inform members of the first draft Estimated Penny Product (EPP) forecast supplied by Land and Property Services (LPS) which will be used in the budgeting process.

2.0 Background

LPS have issued to Councils the first in year forecast for the EPP based on figures at 31 October 2024. The forecast for Causeway Coast and Glens Borough Council gives an EPP of £2,061,990 (September £2,064,190) compared to £2,036,500 which was used in calculating our rate for the current year. This represents an increase of around 1.1%, the majority of this arising on the domestic side which is showing a 1.25% increase whilst on the non-domestic side we see approximately 0.55% of growth. Council continues to see relatively steady growth but at a low level. It is clear Council cannot rely on rates base growth to overcome the ongoing cost pressures in the provision of services, other efficiencies or sources of revenue generation must be explored and maximised to minimise the impact upon our ratepayers. Officers are currently investigating any potential sizable properties which have been approved recently or are imminent so that they could be added to our EPP thereby reducing potential additional ratepayer burden.

2.1 EPP Analysis

The tables below set out the variance of the EPP forecast from previous calculations, the first table is the domestic property side and the second sets out the non-domestic calculations.

EPP Analysis 2025(26)									
Causeway Coast & Glens Council									
Figures used in EPP Calculation	1.91%	1.85%							
Domestic									
	25(26)	25(26)	24(25)	24(25)	23(24)	23(24)	22(23)	22(23)	21(22)
	Stage 2	Stage 1	Stage 2	Stage 1	Stage 2	Stage 1	Stage 3	Stage 1	Final
	Oct-24	Sep-24	Oct-23	Sep-23	Dec-22	Oct-22	Dec-21	Sep-21	Jan-21
Rateable CV's	8,382,735,700.00	8,377,579,700.00	8,225,677,850.00	8,225,487,850.00	8,194,639,950.00	8,184,163,950.00	8,080,915,200.00	8,075,598,700.00	8,012,147,200.00
Collectable Rates %	96.20%	96.20%	96.43%	96.42%	96.43%	96.43%	96.31%	96.31%	95.92%
Losses									
Allowances	1,076,583.67	1,076,583.67	1,029,667.19	1,029,667.19	997,012.84	997,012.84	992,546.87	992,546.87	953,375.41
Vacancies	3,990.15	3,990.15	-	-	184.00	184.00	(130.31)	(130.31)	65.02
Irrecoverables	416,479.30	416,479.30	288,108.43	288,108.43	222,861.35	222,861.35	193,095.41	193,095.41	457,198.18
REH Discharge	287,052.41	287,052.41	235,354.32	235,354.32	181,975.12	181,975.12	250,213.90	250,213.90	240,007.83
3% HB							-		
CAP	324,228.48	324,830.42	289,945.03	289,945.03	290,712.93	290,712.93	284,644.27	284,644.27	283,587.94
Cost of Collection	1,001,700.47	1,002,277.09	903,825.39	908,892.93	846,790.77	850,452.09	835,365.58	835,232.09	834,909.51
Total	3,110,034	3,111,213	2,746,900	2,751,968	2,539,537	2,543,198	2,555,736	2,555,602	2,769,144
Gross Rate Income	81,896,896.89	81,886,346.53	77,014,510.25	76,934,917.86	71,190,131.63	71,190,131.63	69,233,129.65	69,198,999.48	67,795,049.86
% Total Losses/Gross Rate Income	96.20	96.20	96.43	96.42	96.43	96.43	96.31	96.31	95.92
Domestic EPP (CV's X Loss %)	80,641,917.43	80,592,316.71	79,320,211.51	79,310,153.85	79,020,913.04	78,919,892.97	77,827,294.29	77,776,091.08	76,852,515.94
Rounded	80,641,910.00	80,592,310.00	79,320,210.00	79,310,150.00	79,020,910.00	78,919,890.00	77,827,290.00	77,776,090.00	76,852,510.00
Conversion Factor/Growth Factor	0.016128	0.016128	0.016128	0.016128	0.016128	0.016046	0.015656	0.015656	0.015656
Domestic EPP Converted	1,300,593	1,299,793	1,279,276	1,279,114	1,274,449	1,266,354	1,218,464	1,217,662	1,203,203
Rounded	1,300,590	1,299,790	1,279,270	1,279,110	1,274,440	1,266,350	1,218,460	1,217,660	1,203,200
EPP (Dom + Ndom)	2,061,990	2,060,110	2,036,500	2,005,970	2,028,940	2,009,470	1,935,200	1,934,080	1,910,560
	0.09%	1.16%							

Non Domestic									
	25(26)	25(26)	24(25)	24(25)	23(24)	23(24)	22(23)	22(23)	21(22)
	Stage 2	Stage 1	Stage 2	Stage 1	Stage 2	Stage 1	Stage 3	Stage 1	Final
	Oct-24	Sep-24	Oct-23	Sep-23	Dec-22	Oct-22	Dec-21	Sep-21	Jan-21
Rateable NAV's	81,477,550.00	81,370,000.00	81,005,210.00	77,714,857.50	81,051,147.50	79,819,754.00	77,243,853.50	77,209,359.50	76,870,343.50
	93.45%	93.44%	93.48%	93.53%	93.09%	93.10%	92.79%	92.79%	92.02%
Losses									
Allowances	7,263.32	7,263.32	5,211.86	5,211.86	1,177.52	1,177.52	(277.48)	(277.48)	6,010.96
Vacancies	250,220.00	249,716.41	244,818.65	247,524.18	229,616.89	229,616.89	230,803.74	230,803.74	214,084.89
Irrecoverables	383,243.60	383,243.60	250,444.09	250,444.09	442,553.18	442,553.18	527,413.68	527,413.68	527,413.68
3mth Vacant Rating	121,335.96	121,335.96	134,192.10	134,192.10	90,193.09	90,193.09	83,619.92	83,619.92	193,514.42
NDVR 50%	972,603.08	972,603.08	1,018,694.15	1,042,088.99	986,356.50	986,356.50	989,992.23	991,982.25	945,323.93
NDVR Exclusions	764,665.67	764,665.67	701,321.62	674,930.40	602,337.36	602,337.36	621,950.09	621,950.09	810,877.07
Cost of Collection	618,249.49	618,169.04	565,196.54	545,291.61	531,837.68	526,695.51	507,053.35	507,079.55	508,654.64
Total	3,117,581	3,116,997	2,919,879	2,899,683	2,884,072	2,878,930	2,960,556	2,962,572	3,205,880
Gross Rate Income	47,608,434.07	47,528,917.39	44,774,629.93	44,799,752.58	41,734,294.52	41,734,294.52	41,063,501.51	41,115,068.02	40,162,750.02
% Total Losses/Gross Rate Income	93.45	93.44	93.48	93.53	93.09	93.10	92.79	92.79	92.02
Non Dom EPP (NAV's X Loss%)	761,408	760,321	757,237	726,867	754,505	743,122	716,746	716,426	707,361
Rounded	761,400	760,320	757,230	726,860	754,500	743,120	716,740	716,420	707,360

3.0 Recommendation

It is recommended that Council approve the inclusion of the 2nd draft Estimated Penny Product in the next set of draft estimates to be presented to the December Finance Committee.