

Report of the Strategic Director Corporate Services to the meeting of the Executive to be held on 9th January 2018

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Subject:

CALCULATION OF BRADFORD'S COUNCIL TAX BASE AND BUSINESS RATES BASE FOR 2018-19

Summary statement:

The purpose of this report is to calculate both the Council's Council Tax and Business Rates bases for 2018-19, which in turn will determine the amount of income the Council will raise locally in 2018-19.

The report is divided into two sections. Section A sets out how the Council Tax Base is calculated. It takes into account the Council's Council Tax Reduction Scheme, exemptions and discounts and an estimate of the growth in new residential builds. Section B estimates the amount of income that will be generated from Business Rates.

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Overview & Scrutiny Area: Corporate

1.0 SUMMARY

- 1.1 The purpose of this report is to calculate both the Council Tax and Business Rates bases for 2018-19, which in turn will determine the amount of income the Council will raise locally in 2018-19.
- 1.2 The report is divided into two sections. Section A sets out how the Council Tax Base is calculated and Section B estimates the amount of income that will be generated from Business Rates.

SECTION A – CALCULATION OF THE COUNCIL TAX BASE

2.0 LEGISLATIVE REQUIREMENTS

- 2.1 The Local Government Finance Act 1992 requires every billing authority to calculate its Council Tax Base in accordance with the Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012.
- 2.2 These Regulations require each authority to make its own arrangements for deciding the Council Tax Base. For Bradford, the Executive will decide the 2018-19 Council Tax Base.
- 2.3 The Regulations also require Bradford to determine a separate Council Tax Base for each Local Council area (Parish or Town Council).
- 2.4 In addition, the Council Tax Base must be set between 1 December and 31 January. The West Yorkshire Fire and Police Joint Authorities must also be notified of the outcome of the calculation by 31 January 2018.
- 2.5 The purpose of Section A of this report is to
 - a) Calculate the Council Tax Base (i.e. the amount of money which Bradford will raise for every £1 of council tax set) and not the level of council tax which will be set by Council on 22 February 2018 when the 2018-19 Budget is determined
 - b) Calculate the 2018-19 Council Tax Base for each Local Council (Appendix A3).

3.0 CALCULATION OF THE COUNCIL TAX BASE

- 3.1 The starting point for the calculation of the Council Tax Base is the total number of dwellings in the district. On September 11, this number was 215,948 (See Appendix A1, Line 1). This number on this date is used as the starting point because the Council specifically records it for a Government return used to compare tax bases nationally.
- 3.2 The next stage of the calculation is to reduce the dwelling numbers to account for the exemptions available to Council Tax payers. In total 3,398 properties are exempt from paying any Council Tax at all and are excluded from Council's tax base because no tax can be charged on them (Appendix A1, line 2). The largest category of exempt

properties is for dwellings that are wholly occupied by students. Other categories of exempt properties are student residential halls and dwellings owned by charities which are unoccupied for up to 6 months.

- 3.3 A further stage in the calculation is to reduce the dwelling numbers to account for discounts available on the Council Tax payable (Appendix A1, line 4). The numbers on the tax base are reduced in proportion to the amount of tax that cannot be charged. The most significant discount is the Single Persons Discount, where dwellings lived in by only one person are entitled to a 25% discount on their Council Tax bill. For the tax base calculation, therefore, the number of such dwellings are reduced by 25%.
- 3.4 The tax base calculation also reflects the fact that some dwellings pay a premium which increases the Council Tax chargeable (Appendix A1, line 5). For example, dwellings that are empty for more than 6 months are charged a 50% premium on the original Council Tax bill. Therefore, for the Council Tax Base calculation, the numbers of such dwellings are also increased by 50%.
- 3.5 Overall the impact of discounts and exemptions far outweighs the effect of premiums on the tax base calculation. The net overall impact of all the adjustments on the tax base is to reduce dwellings. The starting point, which was 215,948 dwellings, is reduced to 194,631 dwellings (Appendix A1, Line 6).
- 3.6 However, another part of the calculation is to account for dwellings being charged different Council Tax rates according to their value. Value is assessed by placing all dwellings into bands from A to H. Band A is for the lowest value dwellings and band H is for the most expensive. The house price valuations are as at 1 April 1991. Dwellings are then charged Council Tax according to their band. Each band pays Council Tax according to its ratio in relation to the middle band, which is band D. These ratios are shown in the table below:

.Band	Property Value at 1 April 1991	Ratio to Band D
A*		
A	Up to 40,000	6/9ths
B	40,000 – 52,000	7/9ths
C	52,001 – 68,000	8/9ths
D	68,001 – 88,000	9/9ths
E	88,001 – 120,000	11/9ths
F	120,001 – 160,000	13/9ths
G	160,001 – 320,000	15/9ths
H	Over 320,000	18/9ths

(Band A* are properties in Band A entitled to disabled relief reduction)

- 3.6.0 As all the bands are a ratio of band D, the Council tax base can be expressed in terms of band D equivalents. Dwelling numbers are converted to band D equivalents by multiplying the numbers in each band by the ratio to band D shown in the table above. Also band D equivalents multiplied by the band D Council Tax gives the total tax collectable in any one year.
- 3.7 As noted above, the number of dwellings after adjusting for exemptions, discounts and premiums is 194,631. Expressed as band D equivalents, this number is 162,432

(Appendix A1, line 7). Band D equivalents are lower than dwelling numbers because the Bradford district has more properties in lower bands than higher bands.

- 3.8 To complete the calculation of the Council tax base, three further changes are required to the number of band D equivalents. Firstly, householders are entitled to claim a reduction in their Council Tax due to their circumstances – known as Council Tax Reduction (CTR). CTR is expected to reduce the 2018-19 Council Tax Base by 19,464 band D equivalents (Appendix A1, line 8).
- 3.9 Secondly, the total number of dwellings in the district was taken at 11 September 2017 but is expected to increase in the future. The annualised effect in 2018-19 of the increase in dwellings is expected to be 1,074 band D equivalents (Appendix A1, line 9).
- 3.10 Lastly, an allowance has been made for bad debts. A general allowance has been set at 2.25% of billing, reduced down from 2.3% in 2017-18. However, this general allowance has been increased where the tax collection is impacted by new changes to the Council Tax reduction scheme. The overall impact of the bad debt allowance is a reduction of 3,694 band D equivalents on the Council Tax Base (Appendix A1, line 10).
- 3.11 Overall, the effect of these final 3 changes is to calculate a 2018-19 Council Tax Base of 140,348 band D equivalents (Appendix A1, line 11).
- 3.12 The Council has further to consider proposals from 1 April 2018 to exempt care leavers up to the age of 21 and to enable care providers to retain their 25% Single Person's Discount in some circumstances, from 1 April 2018 (Corporate Parenting Panel 13 September 2017). The potential cost of these proposals is £0.3m so are not material in the context of setting the 2018-19 Council Tax base.
- 3.13 Overall the 2018-19 final Council tax base of 140,348 is 3,346 higher than the 137,002 anticipated in the July Medium Term Financial Strategy (Executive 11 July 2017). However, of the 3,346 increase, 3,180 is due to the potential policy change from implementing a revised CTR scheme in 2018-19 (this 3,180 increase is net of the related bad debt allowance for the policy change). Excluding this policy change, there is an increase of just 166 over the July Medium Term Financial Strategy.
- 3.14 Using the 2018-19 band D Council Tax proposed in the budget consultation, a tax base of 140,348 will raise total Council Tax of £185.347m (See Appendix A2).
- 3.15 The final 2018-19 Council Tax Base and its financial implications are already incorporated in the assumptions used in the 2018-19 budget consultation.

4.0 2017-18 ANTICIPATED COUNCIL TAX DEFICIT

- 4.1 Also already incorporated in the assumptions used in the 2018-19 budget consultation is Bradford's share of an anticipated deficit of £0.4m on Council Tax to be carried forward from 2017-18.
- 4.2 A deficit can arise because the actual Council Tax collected is paid into a separate account called the Collection Fund. Also paid out of this Collection Fund are the budgeted shares of Council Tax for Bradford, West Yorkshire Fire & Rescue, the Police and Crime Commissioner. By statute, these budgeted shares cannot be changed once set, regardless of the actual amount of Council Tax collected.

- 4.3 For 2017-18, it is anticipated that the budgeted shares paid out of the Collection Fund will exceed the actual Council Tax collected. As a result, a small deficit is expected, with Bradford's share £0.4m (See Appendix A2). This expected small deficit for 2017-18 will be repaid in 2018-19, by incorporating it into the 2018-19 budget consultation.
- 4.4 The main reason for the small deficit, is that although CTR was expected to reduce in 2017-18 and this has happened, the reduction has been slower than assumed when the budgeted shares were set. A further reduction in CTR has been included in the 2018-19 tax base but this is because of the potential policy changes that will be made to the scheme from 1 April 2018.

SECTION B CALCULATION OF BUSINESS RATES BASE

5.0 OVERVIEW

The purpose of Section B of the report is to provide an indication of the Council's 2018-19 Business Rates base (the estimated amount of Business Rates income it will raise).

Section B provides an indication and not the final 2018-19 Business Rates base. This is because the Government prescribes that the base is set using data as at 31 December 2017, so the base has to be updated after this date.

6.0 BACKGROUND

- 6.1 The calculations for the 2017-18 Business Rates base are made in accordance with the Non-Domestic Rating (Rates Retention) Regulations. The Non-Domestic Rates (NDR1) form, issued by the government each year, provides a standardised framework.
- 6.2 The approved estimate of Business Rates income for 2018-19, alongside the NDR1 form showing the calculations, has to be notified to the Secretary of State and the West Yorkshire Fire and Rescue Authority (WYFA) by 31 January 2018.
- 6.3 The starting point for the calculation of the Business Rates Base is the Gross Rates Payable. The Gross Rates Payable are calculated using the rateable value applied against a multiplier. All commercial property in the district is assessed by the Valuation Office Agency (VOA) and given a rateable value. Against this rateable value, the calculation applies the multiplier, which in 2018-19 will be 0.479p.
- 6.4 The multiplier is uplifted for inflation each year. In previous years, inflation was determined by the Retail Price Index. The Autumn budget statement changed the inflation indicator to the consumer price index. As a result, the inflation uplift was 3% instead of 3.9% using the retail price index. However, the Council will be compensated by the Government for this 0.9% difference via a section 31 grant.
- 6.5 The rateable value is based on an assessment of all non domestic property in the district. It was last assessed at the start of the current 2017-18 financial year. This assessment is called the 2017 valuation. As part of this assessment, a new system for business owners to appeal the rateable values was also introduced. However, an old system of appeals is still in place for a previous assessment of commercial property in 2010 called the 2010 valuation.
- 6.6 The old appeal system is still in place for the 2010 valuation, even though it has been superseded by the 2017 valuation. This is partly because appeals raised against the 2010 valuation are outstanding and awaiting decisions. Further new appeals continue to be raised against the 2010 valuation even though the Business Rates have already been paid in previous years.
- 6.7 As noted above, the starting point for the Business Rates Base is the Gross Rates Payable which is the calculation of the rateable value against the multiplier. In addition, a variety of discounts, known as reliefs, are subtracted before calculating the net rates payable. A common example of such a relief is one given to small businesses on the basis of their level of turnover. The Government sometimes creates new reliefs, for example to provide

additional help to small businesses.

- 6.8 All councils, including Bradford, receive a direct share of Business Rate taxation. As a result, when new reliefs are created, Bradford's direct share is lower. Therefore, the Government compensates Councils with grants for this, known as Section 31 grants.
- 6.9 Under the current Business Rates Retention scheme, which started on 1 April 2013, the Council retains 49% of all Business Rates income that it collects. The other 50% is paid over to central government and 1% to the WYFA. The Retention scheme includes a system of top up grants and tariffs to equalise between the relative needs assessment and the Business Rate income for each authority area.
- 6.10 However, under the current Business Rates Retention scheme, each financial year, by statute, the Council, central government and WYFA are paid a share of Business Rate income equal to the pre-set budgeted amount. The 2018-19 budgeted amounts will be based on this Business Rate Base report that the Executive is being asked to approve. The Council's amount will be part of the 2018-19 Budget set by the Council on 22 February 2018 (subject to updating the data as at 31 December 2017).
- 6.11 Payments in line with the budgeted shares are made out of a separate account called the Collection Fund, as with Council Tax. Receipts of Business Rate income are similarly paid into the Collection Fund. The difference between the payments out and the receipts of actual rates in any year creates a deficit or surplus on the fund. Therefore in setting the 2018-19 Business Rates base and budgeted shares, the aim is also to recover any deficit or surplus arising in 2017-18. However, as the 2017-18 financial year is still ongoing, the deficit or surplus at the end of the year has to be anticipated now.

7.0 THE COUNCIL'S 2018-19 BUSINESS RATES BASE

- 7.1 The starting point for the calculation of the Business Rates base is the rateable value at 31 December 2017 of all non-domestic property in the Bradford district. Currently this rateable value is £390.2m, with shops, banks and post offices making the largest contribution to this amount (See Appendix B1) (this will be updated with 31 December 2017 data).
- 7.2 A multiplier of 0.479p is applied against the rateable value of £390.2m so that forecast gross rates payable are £187.3m (See Appendix B2, line e).
- 7.3 Cautiously, no net growth has been forecast for the rateable value of non domestic property in 2018-19. This forecast is in line with the trend for the current year, in which any growth has been more than offset by reductions in rateable values on other non domestic property.
- 7.4 It is forecast that reliefs of £46m will be provided to businesses in the Bradford district. Included in this forecast are projected increases for small business rate relief, charitable reliefs and empty property reliefs, in line with current and previous year trends. After taking total reliefs into account, the overall forecast net rates payable is reduced to £141.3m (See Appendix B2, Line j)
- 7.5 As with Council Tax, an allowance is made for bad debts. This allowance has been set at 1.75% of net rates payable, with a small contingency of £0.15m (see Appendix B2, Line k).

7.6 A further allowance has been made for appeals lodged by businesses against the assessed rateable value for the 2017 valuation. This allowance has been set at 2.16p of the net rates payable, amounting to £8.5m. The allowance is based on the expected average annual cost of appeals set by the Government. As noted above, a new appeal system has been introduced for the 2017 valuation and limited data is available yet to assess the accuracy of this allowance.

7.7 The next allowance is the cost of collection, £0.737m, which is also paid out of the Business Rates Base (See Appendix B2, line n). This cost of collection is in effect a fee given to Bradford Council for administering the collection of Business Rates across the district. However, it is a cost to the Collection Fund – the separate account, which holds all the Business Rates collected in anyone year. This cost is charged to the Collection Fund so that it can be transferred to the separate account which is for Bradford's income and expenditure.

7.8 Overall, after the allowances for bad debt, appeals and the cost of collection, the Business Rates Base is reduced to £129.4m (See Appendix B2, Line o).

8.0 THE 2017-18 SURPLUS/DEFICT BROUGHT FORWARD INTO 2018-19

8.1 To the Business Rates Base of £129.4m is added a small £0.15m (see Appendix B2, line a) anticipated surplus brought forward from 2017-18 into 2018-19. This brings the Business Rates total to £129.6m (See Appendix B2, Line p).

8.2 There is a small anticipated surplus for 2017-18 because the distributed shares to the Government, WYFA and Bradford Council are fixed in accordance with statute at the point that the budget was set. The anticipated Business Rates Outturn for 2017-18 is expected to be slightly higher than forecast, so there will be an excess over the distributed shares. It is this excess which is available to be carried forward and added to the 2018-19 Business Rates Base.

8.3 Overall, however, the anticipated Business Rates Outturn for 2017-18 is very similar to the budget. The total rateable value of non domestic property is expected to be marginally lower than budgeted (see Appendix B2, Line b). However, this is mitigated because reliefs are also expected to be slightly lower than budgeted. Also cautiously, the anticipated 2017-18 Business Rates Outturn includes an additional £2m for appeals against the 2010 revaluation for new appeals raised during 2017-18. Despite this, the 2017-18 cost for appeals is still lower than budgeted. This is because amounts set aside in previous years have been used to pay for successful appeals (see Appendix B2, line l).

8.4 Another reason that the Business Rates Outturn is very similar to the budget is that the anticipated 2016-17 £11.9m deficit brought forward into the 2017-18 budget was almost exactly the same as the actual amount (see Appendix B2, line a).

8.5 Now that the anticipated 2017-18 surplus has been added to the Business Rates calculation, so that it totals £129.6m, the next stage is to set the budgeted shares for the Government, WYFA and Bradford Council.

9.0 2018-19 BUDGETED SHARES

9.1 The Business Rates Base of £129.6m is used to calculate the shares payable to the different authorities. The Government is entitled to 50%, WYFA to 1% and Bradford

Council 49%.

- 9.2 The 2018-19 budgeted shares are: £64.7m to the Government; £1.3m to the WYFA and £63.5m to the Council.

10.0 BUDGET CONSULTATION AND SECTION 31 GRANTS

- 10.1 In the 2018-19 budget consultation, Bradford's expected Business Rates share was £64.7m. This is £1.2m more than Bradford's £63.5m share of the Business Rates Base, however, this does not take into account additional Section 31 grants. Once these grants are considered, Bradford's funding will be in line with expectations in the budget consultation.
- 10.2 This is because the Government increased the multiplier by the Consumer Price Index rather than the Retail Price Index but will compensate the Council for the loss in income with a Section 31 grant (see para 6.4). Further the Council will receive other Section 31 grants as compensation for Government decisions. Overall these additional Section 31 grants of £1.5m will more than cover the shortfall in the Business Rates Base compared to the budget consultation.

11.0 OVERALL SUMMARY

- 11.1 The overall position in 2018-19 for both Council Tax and Business Rates compared to the budget consultation is no major variance and a small (£0.3m) increase in funding, see table 1 below:

	£m	£m	£m
Overall position for Council Tax and Business Rates compared to the budget consultation	Budget	Overall	(Additional funding)/ Reduced funding
	Consultation	Position	
*Council Tax	185.347	*185.347	0
Council Tax deficit	(0.400)	(0.400)	0
Sub-total for Council Tax	184.947	184.947	0
Business Rates	64.7	63.5	1.2
Section 31 Grant	9.1	10.6	(1.5)
Sub-total for Business Rates	73.8	74.1	(0.3)
<u>(Additional funding)/Reduced funding</u>	258.747	259.047	<u>(0.3)</u>

(*Note: Based on 2018-19 budget consultation)

12.0 LATEST DEVELOPMENTS

- 12.1 On 19 December 2017, the Government announced that Bradford's application to participate in a 100% Business Retention pilot for 2018-19, as part of a Leeds City Region Pool, was successful. Also the pilot would continue for a further year in 2019-20. Section B of this report has not been updated to reflect this announcement.
- 12.2 The announcement of the pilot will change the structure of the Council's budget. For

example, while the Council will retain more Business Rates, this will be matched with equal reductions, firstly to the Revenue Support Grant and then other grants. The details of the impact on the announcement will be presented as part of the final 2018-19 budget.

- 12.3 However, while the structure of the budget will change, the overall position for Business Rates is still expected to be in line with the budget consultation and table 1 above (see 11.1). The exception to this is that an additional distribution of £1.8m will be received from the new Leeds City Region Pool which was set up as part of the pilot.

13 LEGAL APPRAISAL

- 13.1 Bradford Council has the power to reduce Council Tax payable, beyond those standard reductions prescribed in legislation. Section 13A of the Local Government and Finance Act (LGFA) 1992 covers both the Council Tax Reduction scheme for low income households and a wider discretionary power.
- 13.2 The discretionary power allows the authority to reduce Council Tax and includes the power to reduce the Council Tax bill to zero. The law states that the power can be used for individual particular cases or a 'class of cases'. The Council, therefore, has the legal powers to provide additional discretionary support to care leavers and others under Section 13A(1)(c).
- 13.3 The discretionary power under Section 13A(1)(c). permits a class of person to be disregarded. A care leaver could be such a class of person and would allow for a 25% discount in those properties where all but one adult resident falls to be disregarded. The Legal implications are contained in the body of the report.

14.0 OTHER IMPLICATIONS

- 14.1 There are no other equal rights, sustainability, community safety, human rights, trade union, ward or greenhouse gas emissions implications.

15.0 NOT FOR PUBLICATION DOCUMENTS

None

16.0 RECOMMENDATION

- 16.1 That the number of band D equivalent properties estimated by the Council as the Council Tax Base for 2018-19 for the whole of the Bradford Metropolitan District is 140,348 as set out in Appendix A1 of this report.
- 16.2 The Council Tax Base for 2018-19 for each Local Council is set out in Appendix A3 of this report.
- 16.3 That from 1 April 2018, in calculating the Council Tax Base, care leavers up to the age of 21 are exempted from paying Council Tax. This exemption applies up to the end of the financial year in which the care leaver attains the age of 21. Further, care leavers are disregarded for the purpose of assessing the number of adult residents in a property for the calculation of Council Tax. This disregard applies up to the end of the financial year in which the care leaver attains the age of 21.

- 16.4 The amount estimated by the Council as the Business Rates income for 2018-19 as included on the Council's NDR1 return (Appendix B1) is £129.6m
- 16.5 Of the total Business Rates income;-
50% is paid to Central Government - £64.7m
1% is paid to the West Yorkshire Fire Authority - £1.3m
49% is retained by the Council - £63.5m

A further cost of collection allowance is paid to the Council of £0.7m.

- 16.6 That authority is delegated to the Strategic Director for Corporate Services (or interim Section 151 officer) in consultation with the Leader of the Council to make any necessary amendments to the calculation of the Business Rates estimate arising from the completion of the 2018-19 NDR1 form received from the Government and to include the amended figures in the 2018-19 Budget papers for Council.

17.0 APPENDICES

Appendix A1 - 2018-19 Council Tax Base

Appendix A2 2018-19 Council Tax variance carried forward into 2018-19

Appendix A3 - Local Councils' 2018-19 Tax Bases

Appendix B1 – Analysis of non-domestic property in the district by property type

Appendix B2 – Provisional NDR1 for 2018-19

Appendix A1: Bradford Metropolitan District Council 2018-19 Council Tax Base

Dwellings on Valuation List	Band A*	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total
1. Total number of dwellings	156	91,290	45,697	39,169	17,726	12,271	5,768	3,606	265	215,948
2. Exempt properties	0	-2,142	-659	-349	-132	-59	-28	-25	-4	-3,398
3. Taxable properties	156	89,148	45,038	38,820	17,594	12,212	5,740	3,581	261	212,550
4. Discounts	-15	-10,049	-3,778	-2,720	-1,040	-564	-227	-149	-19	-18,561
5. Empty homes scheme	0	422	101	68	27	11	6	5	2	642
6. Estimated taxable properties after discounts and premiums	141	79,521	41,361	36,168	16,581	11,659	5,519	3,437	244	194,631
Ratio to band D	5/9	6/9	7/9	8/9	9/9	11/9	13/9	15/9	18/9	
7. Band D equivalents	78	53,014	32,170	32,150	16,581	14,250	7,972	5,729	488	162,432
8. Council Tax Reduction Scheme (Band D Equivalents)	-25	-12,082	-3,755	-2,371	-764	-321	-104	-41	0	-19,464
9. Growth in dwellings (Band D Equivalents)	0	241	211	190	147	162	80	40	3	1,074
10. Allowance for Bad Debts (Band D Equivalents)	-2	-1,217	-731	-728	-375	-321	-179	-129	-12	-3,694
11. 2018-2019 Council Tax Base (Band D Equivalents)	51	39,956	27,895	29,241	15,589	13,770	7,769	5,599	479	140,348

Appendix A2: 2017-18 Council Tax variance carried forward into 2018-19

	Budget 17-18	Actual 17-18	Variance 17-18	Tax Base budget 18-19
	(a)	(b)	(c)	(d)
Number of properties	214,530			215,948
Exemptions/Discounts	-21,328			-21,317
Chargeable Properties	193,202			194,631
Conversion to Band D Equivalents	83.9%			83.5%
Collections (in Band D Equivalents)	162,153	162,780	627	162,432
Growth				1,074
Less Council Tax support scheme (in Band D Equivalents)	-22,694	-23,189	-495	-19,464
Less Bad Debt Provision (in Band D Equivalents)	-3,207	-3,830	-623	-3,694
Overall Band D Equivalents	136,252	135,761	-491	140,348
Bradford's Band D Precept (in cash)	£1,257.86	£1,257.86	£0.00	*£1,320.63
Bradford's Council Tax (in cash)	£171.386m	£170.768m	-£0.617m	£185.347m
Difference between 2016-17 forecast surplus/deficit & actual 2016-17 surplus/deficit (in cash)	£0	£0.218m	£0.217m	£0
	£171.386m	£170.986m	-£0.4m	£185.347m

*Based on Budget Consultation

Appendix A3 2017-18 Local Council Tax Bases

	Starting Council Tax Base	CTR impact, including potential policy changes	Net changes including growth in properties, & bad debt losses	Final 2018-19 Council Tax Base
	Band D Equivalents	Band D Equivalents	Band D Equivalents	Band D Equivalents
	(a)	(b)	(c)	(d)
				(a+b+c)
Addingham	1,819	-70	-29	1,720
Baildon	6,808	-422	-109	6,277
Bingley	9,372	-582	-150	8,640
Burley	3,135	-97	-50	2,988
Clayton	2,752	-292	-44	2,416
Cullingworth	1,272	-80	-20	1,172
Denholme	1,251	-120	-20	1,111
Harden	852	-19	-14	819
Haworth	2,481	-179	-40	2,262
Ilkley	7,413	-198	-118	7,097
Keighley	17,329	-2,204	-280	14,845
Menston	2,263	-45	-36	2,182
Oxenhope	1,076	-44	-17	1,015
Sandy Lane	948	-61	-16	871
Silsden	3,151	-163	-51	2,937
Steeton/Eastburn	1,767	-65	-28	1,674
Wilsden	1,867	-83	-30	1,754
Wrose	2,282	-144	-36	2,102
	67,838	-4,868	-1,088	61,882

Appendix B1: Analysis of non-domestic property in the district by property type

Property type	Number of non-domestic property in category	Total Rateable Value For Category
		£m
SHOPS, BANKS, POST OFFICES ETC.	5,923	111.454
WAREHOUSES, STORES ETC.	2,581	57.169
OFFICES	3,443	41.910
PETROL FILLING STATIONS, GARAGES ETC.	412	10.577
LICENSED PROPERTIES	513	10.280
RESTAURANTS, CAFES ETC.	250	5.695
OTHER COMMERCIAL	376	3.585
HOTELS, BOARDING HOUSES ETC.	174	3.501
CAR PARKS AND PARKING SPACES	354	2.626
ADVERTISING RIGHTS AND STATIONS	523	0.714
CAMPING SITES, HOLIDAY CENTRES ETC.	12	0.233
MARKETS	2	0.030
COMMERCIAL SUB TOTALS	14,563	247.774
LOCAL AUTHORITY SCHOOLS AND COLLEGES	214	23.234
UNIVERSITIES	3	3.868
PRIVATE SCHOOLS AND COLLEGES	33	2.812
DAY NURSERIES	113	2.082
MUSEUMS, LIBRARIES ETC.	33	2.000
OTHER EDUCATIONAL, TRAINING AND CULTURE	13	0.295
EDUCATIONAL TRAINING AND CULTURAL SUB TOTALS	409	34.290
ELECTRICITY	18	0.197
DOCKS AND HARBOURS	0	0.000
FORMULA ASSESSED PUBLIC UTILITIES SUB TOTALS	18	0.197
FACTORIES, WORKSHOPS ETC.	2,748	67.543
MINERAL	18	0.698
OTHER INDUSTRIAL MINERALS	23	0.972
OTHER INDUSTRIAL	14	0.763
INDUSTRIAL SUB TOTALS	2,803	69.976
CLUBS, COMMUNITY CENTRES ETC.	243	4.049
OTHER LEISURE	115	2.383
SPORTS GROUND ETC.	129	1.871
THEATRES, CINEMAS ETC.	24	1.373
INDOOR SPORTS FACILITIES	3	0.189
BEACH HUTS	0	0.000
LEISURE SUB TOTALS	514	9.865
Property type	Number of	Total

	non-domestic property in category	Rateable Value For Category
PRIVATE HOSPITALS, CLINICS ETC.	202	11.256
OTHER MISCELLANEOUS (COMMUNICATIONS)	1	4.880
COMMUNICATION STATIONS, PUBLIC TELEPHONE KIOSKS	376	3.146
POLICE STATIONS, COURTS, PRISONS (NON CROWN)	7	3.006
LOCAL GOVERNMENT OFFICES	18	1.140
FIRE AND AMBULANCE STATIONS	12	0.650
CEMETERY AND PREMISES	27	0.299
OTHER MISCELLANEOUS	26	0.166
RESIDENTIAL HOMES, HOSTELS ETC.	3	0.029
MISCELLANEOUS SUB TOTALS	672	24.571
WATER	9	3.211
TRANSPORT	8	0.408
OTHER NON FORMULA	24	0.011
NON FORMULA ASSESSED PUBLIC AND OTHER UTILITIES SUB TOTALS	41	3.630
FORCES CAREERS OFFICES AUXILIARY DEFENCE (TA) ESTABLISHMENTS	3	0.080
ROYAL PALACES, OTHER CROWN	0	0.000
TREASURY (CROWN) SUB TOTALS	3	0.080
GRAND TOTALS	19,023	390.382
TIMING DIFFERENCE		-0.195
		390.187

Appendix B2–2018-19 NDR Base and related Section 131 Grants

			£m	£m	£m	£m
			2017-18 Budget	2017-18 Anticipated Outturn	2018-19 Medium Term Financial Strategy/Budget consultation	2018-19 NDR1 (2018-19 Budget)
Collection Fund						
Anticipated Surplus/Deficit from previous year	a		-11.963	-11.950		0.156
Total Rateable Value (RV) of Properties on Valuation List	b		393.605	390.104		390.985
Gross Rates Yield (Based on Total RV x Multiplier of 0.479p)	c		183.420	181.793		187.282
Estimated Growth or Decline in Gross Rates	d		-1.312	0.000		0.000
Interest (payable)/receivable				-0.005		
Forecast Gross Rates Payable	e	(c+d)	182.108	181.789		187.282
Total Mandatory Relief	f		-32.438	-33.722		-36.235
Total Unoccupied Property Relief	g		-8.482	-7.386		-8.651
Total Discretionary Relief Not funded by Section 31 Grant	h		-0.010	-0.003		-0.575
Total Discretionary Relief Funded by Section 31 Grant	i		-0.011	-0.500		-0.566
Net Rates Payable	j		141.166	140.178		141.254
Estimated Losses in Collection (Bad Debts)	k		-2.618	-3.123		-2.622
Estimated Adjustments due to appeals	l		-8.266	-6.629		-8.457
Forecast Collectable Rates	m	(k+l)	130.282	130.426		130.175
Allowance for Cost of Collection	n		-0.737	-0.737		-0.737
Local Share Retained by the Council	o	(m+n)	129.546	129.689		129.438
Total Local share retained by Council and b/f surplus/deficit	p	(a+o)	117.583	117.739		129.595
Central Share Payable to Government	q	(p x 0.50)	58.791	58.791		64.797
Amount payable to West Yorkshire Fire and Rescue Authority	r	(p x 0.01)	1.176	1.176		1.296
Local share retained by Bradford	s	(p x 0.49)	57.616	57.616	64.747	63.502
Add back allowance for cost of collection	t	n	0.737	0.737		0.737
Total Local share retained by Bradford	u	(s+u)	58.352	58.352		64.238
Surplus/(Deficit) - carried forward into 2018-19	v	(a+o-q-r-s)	0.000	0.156		0.000
Revenue Account Grants						
Section 31 Grants Payable to Bradford						
Small Bus Rates S31	w		7.169	7.169		6.749
Bus Rates Capping	x		1.928	1.928		3.288
Other Section 31 grants	y		0.006	0.006		0.563
Total Section 31 Grant	z	(w+x+y)	9.102	9.102	9.102	10.600
2017-18 Section 31 variance impacting on 2017-18 revenue budget	a2		0.000	0.000		0.000
Memorandum: Overall position on Business Rates compared to the budget consultation						
				Budget consultation	2018-19 Budget	(Additional funding)/ Reduced funding
2018-19 Local Share retained by Council				64.747	63.502	1.25
2018-19 Section 31 income				9.102	10.600	(1.50)
				73.849	74.101	(0.25)