



CABINET

16 January 2014

A meeting of the CABINET will be held on Thursday, 23rd January, 2014, 6.00 pm
in Committee Room 1 Marmion House, Lichfield Street, Tamworth

A G E N D A

NON CONFIDENTIAL

- 8 **Business Rates Income Forecast 2014/15** (Pages 1 - 18)
(Report of the Portfolio Holder for Operations and Assets)

Yours faithfully

A handwritten signature in black ink, appearing to be 'A. Oates', written over a circular stamp.

Chief Executive

People who have a disability and who would like to attend the meeting should contact Democratic Services on 01827 709264 or e-mail committees@tamworth.gov.uk preferably 24 hours prior to the meeting. We can then endeavour to ensure that any particular requirements you may have are catered for.

To Councillors: D Cook, R Pritchard, S Claymore, S Doyle, M Greatorex and J Oates

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23 January 2014

REPORT OF THE PORTFOLIO HOLDER FOR OPERATIONS AND ASSETS

**BUSINESS RATES INCOME FORECAST 2014/15
(REVISED FOLLOWING DCLG UPDATES 21st & 22nd JANUARY 2014)****EXEMPT INFORMATION**

None

PURPOSE

To report to and seek endorsement from Members on the Business Rates income forecast for 2014/15.

RECOMMENDATIONS**That:**

- 1. Members approve the Business Rates income forecast for 2014/15 and subsequent NNDR1 (v.3) form for submission to DCLG by 31 January 2014, in line with legislative requirements;**
- 2. Should amendments be required to the forecast NNDR1 (updated 21st and 22nd January 2014) following receipt of updated guidance, Cabinet authorise the Executive Director Corporate Services, in consultation with the Leader of the Council, to make such required amendments as necessary.**

EXECUTIVE SUMMARY

The Department for Communities and Local Government (DCLG) requires that the Business Rates income forecast is formally approved by the Authority prior to submission – in line with local Governance arrangements. Business Rates income forms a significant part of the Council's core funding total and, from 2013/14 under the Business Rates Retention Scheme, is a fundamental change to the way in which Local Authorities receive one of its main funding streams. The forecast income will have a significant impact on the Council's budget and Medium Term Financial Strategy (MTFS) going forward.

An updated National Non-Domestic Rates (NNDR1) (v.3) forecast has been prepared following receipt of more detailed guidance together with revised forms received from DCLG on 21st and 22nd January 2014. Calculations within the revised form have been significantly amended – the financial impact of the changes since the draft NNDR1 (v.1) was completed are detailed within **table 1** below, which identifies potential additional retained business rate income of c.£23k (c.£134k indicated in the original form and c. £19k in the revision of 21st January 2014).

The completion of the revised form has identified a number of issues and uncertainties with some of the cell calculations which will require further clarification, place doubt over the levels of business rate and any associated new burdens grant income and may result in a revised submission to DCLG.

The 2014/15 NNDR1 form identifies a number of new burdens impacting on Councils for which the DCLG have indicated that a Section 31 grant will be payable. However, in light of the ongoing uncertainties around the calculations contained within the form, especially in relation to Section 31 grant levels, clarification and consideration of the likely level of new burdens grant will be needed as part of the finalisation of the Medium Term Financial Strategy (MTFS) for Council approval in February 2014.

The two key issues with regards to the Business Rates Retention Scheme are:

- (a) There is a significantly increased risk on the level of funding retained under the new system as individual elements (such as appeals and void levels) have the potential to adversely alter the monetary value of this major source of income, and
- (b) it also transforms the Council's role in the collection process in terms of managing the local Business Tax base as collection levels will directly impact on the Council's funding resources.

The estimates included in the NNDR1 (v.3) form for 2014/15 (as attached at **Appendix A**) have been prepared on the basis of draft instructions from DCLG informed by local conditions. Further instructions & guidance have been received from DCLG since the version 1 of NNDR1 was prepared. However, there remains some uncertainties and risks around the methodology used in preparing the forecast return – especially around the level of future appeal costs, void levels and, under the new burdens doctrine, Small Business Rate Relief and the 2% multiplier cap grant.

As any further clarification may not be received in time to update the forecast NNDR1 (v.3) prior to Cabinet approval, it is recommended that should amendments be required to the forecast NNDR1 (v.3) then these be delegated to the Executive Director Corporate Services in consultation with the Leader of the Council, with an update provided to the Cabinet.

RESOURCE IMPLICATIONS

The estimates of Business Rates income collected and the submission of the NNDR1 return is a key stage in the budget setting and resource planning process of the Council, and will be used in preparing the Medium Term Financial Strategy 2014/15.

Four key issues in completing the forecast are:

1. the level of appeals estimated to be repayable in 2014/15;
2. the level of empty / void properties;
3. recovery levels including an allowance for bad debts;
4. the level of future mandatory and discretionary relief.

The estimated net yield of £12,823,133 retained by the Council (after the Preceptors and Central Share) is held within the Collection Fund. This is reduced by the tariff payable of £10,354,168 and the 50% levy on business rates in excess of the Government assessed baseline.

LEGAL/RISK IMPLICATIONS BACKGROUND

Business Rates is a highly complex and volatile tax and it is exceptionally difficult to forecast movements over a short to medium term with great accuracy. Due to ongoing uncertainties and the anticipated late notification from DCLG clarifying the guidance and associated treatment of key factors within the return then this adds a significant amount of uncertainty and risk to the projections contained within the return.

Key issues which affect forecasting Business Rates are covered below:

- Changes in liability resulting from a change in occupancy;
- Appeals against rating decisions;
- Demolitions and the point at which properties are removed from the rating list;
- New Builds and the point at which rateable occupation is triggered;
- Changes in building use and alterations to building size or layout;
- Changes in entitlement to reliefs;
- Action taken by property owners/occupiers to avoid full liability and maximise relief;
- particularly empty property and charitable relief;
- Changes in the provision for doubtful debts.

Fluctuations in Business Rates income are also strongly linked to the performance of the wider economy. For example, in an economic downturn there is a heightened risk of properties being left empty and lower levels of development activity.

Risks associated with the new NNDR process, and action taken to mitigate those risks, are set out in the table below.

Risk	Mitigation	Risk Factor
Appeals estimated to be repayable in 2014/15 relating to pre 2013/14 & current year;	Past data has been reviewed and a robust estimate included and will be monitored closely during the year;	High
Uncertainties around the calculations contained within the form, especially in relation to Section 31 grant levels	Ongoing clarification expected from DCLG / sensitivity analysis to be contained within MTFs	Medium
Empty / void Properties;	Revenues continue to work with Economic Development staff to maximise occupancy and rates payable;	Medium / High
Recovery levels including an allowance for bad debts;	Close monitoring and additional recovery actions (court, bailiffs etc.);	Medium
Future mandatory and discretionary relief.	A review of the current policy is planned for 2014/15 – reflecting the economic climate.	Medium

The Government, in setting baseline figures for the Council, has made allowances for the above in their estimates based on past collection levels adjusted for allowances for future changes – should collection levels locally fall below these assumed levels then there will be a detrimental impact on the Council's income and the associated Medium Term Financial Strategy.

The Non-Domestic (Rates Retention) Regulations 2013 and the Department for Communities and Local Government – National Non-Domestic Rates Return 1 (NNDR1 2014/15) requires Cabinet approval of the tax base by 31 January 2014.

SUSTAINABILITY IMPLICATIONS

- The localism agenda and its implications.
- The ability to support local businesses.
- The ability to attract and retain local businesses.
- Discretionary Rate Relief policy and the budgetary implications for the Council.

BACKGROUND INFORMATION

The Business Rates system is set out below to illustrate the stages of calculating the revised level of income the Council can expect in a two tier County.

1. The Council bills businesses for the Business Rate income due within the local area.
2. 50% of the whole amount due is paid over to Central Government to be incorporated into the Revenue Support Grant (RSG) funding regime.
3. The remaining 50% retained by the Council is then split 80%/18%/2% with the 80% share being retained by the Council, 18% going to the County Council and the 2% being the Fire Authority's share.
4. From here on in, a mechanism of adjustments are applied to:
 - (a) protect the Councils who are disproportionately financially worse off, and
 - (b) reduce the income of Councils who are significantly better off as a result of this fundamental change in methodology.
5. The cash value of the Council's share is compared to an amount that Central Government has pre-determined is required by the Council.
6. If the Council's retained amount exceeds this predetermined level the excess has to be paid over to Central Government in the form of a Tariff.
7. Conversely if the amount is less, the Council will receive a Top Up payment.
8. The predetermined level of income contains an assumed level of growth. If the Council grows its tax base in excess of this assumed level and receives a greater amount of income, a levy will be placed on the additional income gained. This, in effect, places a cash limit on the amount the Council is able to benefit as a result of tax base growth.

9. If the Council, however, suffers a loss of income due to large scale business decline there is a level of loss that triggers a safety net payment. For the Council this limit is c. £202k – any losses above this limit would be subject to payment in accordance with the pooling governance arrangements.

10. The Council is a member of the Greater Birmingham and Solihull LEP pool and as such will avoid a levy payment to DCLG (as the pool is a net Top Up) and also no safety net payment will be payable.

11. Central Government will use the current Business Rates data submission forms returned by Councils to administer the system. Namely, NNDR1 (forward looking and forecasting income to be collected and movements in tax base) and NNDR3 (year-end backward looking return of actual income due and collected, audited by the external auditor.)

The above stages have been simplistically listed in comparison to the detailed technical mechanics of the new process. This hopefully provides some perspective to the complexities and new variables of the regime and thereby gives a flavour of the degree of risk the Council's MTFs is exposed to.

The role, and therefore profile, of NNDR1 has now become increasingly more important as the Council needs to submit a forecasted level of growth or decline in Business Rate income.

This will invariably impact directly on the amount of income retained to fund the Council's total budget. Robust arrangements have been put in place to monitor Business Rate income going forward.

NNDR1 RETURN

Although an NNDR 1 return has previously been made on an annual basis, approved by the Section 151 officer, under the new regulations, Cabinet is required to formally approve the expected Business Rates income for the forthcoming year. The deadline for approval is 31 January 2014.

The Business Rates income is the net rate income yield for 2014/15. This is calculated as follows:-

Gross Rates Yield:

Total Rateable Value x NNDR rate multiplier

Less:

Mandatory Reliefs

Discretionary Reliefs

Estimated losses on Collection

Allowance for cost of collection(as set by formula)

Add:

Enterprise Zones

New Development Deals

Renewable Energy Schemes

Plus or Minus Rate Retention Adjustments for

Change in rateable value due to growth or reduction in property numbers.

Adjustments due to appeals

Net Business Rate yield and base of the calculation of central and local shares

This information is all collated on the NNDR 1 (v.3) form (**APPENDIX A**).

The net yield from Business Rates for 2014/15 per NNDR 1 (v.3) return is £31,919,590 (originally £32,470,924).

After the submission of the NNDR 1, the calculation for the allocation of net Business Rate yield is completed. The allocation is in the proportion of:

50% to Central Government

40% to the Local Billing Authority

10% to the other Precepting bodies (9% to Staffordshire County Council and 1% to Staffordshire Fire & Rescue Authority).

Table 1: Income from Business Rates Retention		Version 1	Version 2	Version 3
	Cabinet 30 Jan 2013 2013/14	Cabinet 23 Jan 2014 2014/15	Updated Guidance 21/1/14 2014/15	Updated Guidance 22/1/14 2014/15
Collectable	£30,568,980	£32,450,178	£31,878,540	£31,898,547
Collectable (Excl. Transition)	£30,591,974	£32,461,314	£31,889,676	£31,909,683
Cost of Collection	(£92,458)	(£92,458)	(£92,162)	(£92,162)
Estimated yield	£30,499,516	£32,368,856	£31,797,514	£31,817,521
Estimated surplus b/fwd	-	£9,611	£9,611	£9,907
Authority Retained share	£12,199,806	£13,043,845	£12,815,012	£12,823,133
Less: Tariff	(£10,156,318)	(£10,354,168)	(£10,354,168)	(£10,354,168)
Total	£2,043,488	£2,689,677	£2,460,844	£2,468,965
Less: Authority Baseline	(£2,042,882)	(£2,082,678)	(£2,082,678)	(£2,082,678)
Total	£606	£606,999	£378,166	£386,287
50% Levy payable	£302	£303,498	£189,082	£193,143
Add: Baseline	£2,042,882	£2,082,678	£2,082,678	£2,082,678
Total	£2,043,184	£2,386,176	£2,271,760	£2,275,821
Draft MTFs assumption	£2,042,882	£2,252,382	£2,252,382	£2,252,382
Addition / (reduction) in funding level	£302	£133,794	£19,378	£23,439

The estimated net yield of £12,823,133 (originally £13,043,845) retained by the Council is held within the Collection Fund. This is reduced by the tariff payable of £10,354,168 and the 50% levy on business rates in excess of the Government assessed baseline for the Council.

REPORT AUTHOR

Michael Buckland, Head of Revenues, Tel 709523
e-mail michael-buckland@tamworth.gov.uk

LIST OF BACKGROUND PAPERS

Local Government Finance Act 1988

Local Government Finance Act 2003

Local Government Finance Act 2012

The Non-Domestic(Rates Retention) Regulations 2013

Department for Communities and Local Government – National Non-Domestic Rates Return
1 (NNDR1 2014/15 v.3)

APPENDICES

Appendix A (NNDR1 v.3) gives details of the estimated Business Rates Income forecast for 2014/15.

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NATIONAL NON-DOMESTIC RATES RETURN 1 **NNDR1 2014-15**

Please e-mail to : nndr.statistics@communities.gsi.gov.uk

Please enter your details after checking that you have selected the correct authority name

Please check the figures shown in cells with a blue border and enter your own figures if you disagree with those suggested.

Forms should be returned to the Department for Communities and Local Government by **Friday 31 January 2014**

All figures should be shown in whole £

Please remember that a copy of this form, certified by your Section 151 officer should also be sent to the Department for Communities and Local Government

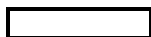
The certified copy should be sent to Dennis Herbert, Department for Communities and Local Government, LGF-DCAA, Zone 5/J6, Eland House, Bressenden Place, London, SW1E 5DU

These instructions highlight the special features of the electronic form and should be read in conjunction with the Guidance Notes and Validation Checks

Completing the form

1. The form can be set up for each individual local authority by selecting the appropriate authority name from the list. The example shows the local authority ZZZZ. Once a local authority name is selected the spreadsheet will automatically complete the data for the white cells with a blue border.

2. There are three different type of input cells:



* *White, Black Border - these are blank for new data - Please ensure all white cells are filled before submitting the form*



* *White background, green border - These cells are information cells and have the appropriate formula in them. There should be no need to overwrite these cells but please check that you are happy with the calculation.*



* *White background, blue border - actual data entered by the Department for Communities and Local Government into these cells. However they are unprotected so should you need to insert figures you may do so. However if you do, please let us know why this*

Checking the Validation Sheet

3. Once both the main form and the supplementary form have been completed go to the validation sheets and check if any of the data require any further explanation. The data are compared with the NNDR1 for 2013-14 and if the change in number or percentage terms is higher or lower than we would normally expect the difference will appear in the blue box and you will be asked to provide an explanation for the change in the box provided.

For further details on the types of checks we do see the *NNDR1 Validation Checks 2014-15* paper.

Signing the Form

4. When the data have been checked and verified please email the complete file to nndr.statistics@communities.gsi.gov.uk

5. Print a copy of the form for signing by your Chief Financial / Section 151 Officer. The form can be printed by using the defined print area.

The signed copy should be forwarded to Dennis Herbert, Department for Communities and Local Government, LGF-DCAA, Zone 5/J6, Eland House, Bressenden Place, London, SW1E 5DU. Alternatively, we will also accept either a faxed copy of the completed form (fax number 0303 444 3294) or scanned versions of the signed form in .pdf format. NB We require just one copy of a signed form.

6. A copy of the form should also be sent to your NNDR contact at all your major precepting authorities.

7. If you experience any problems using the form please email nndr.statistics@communities.gsi.gov.uk

NATIONAL NON-DOMESTIC RATES RETURN - NDR1

2014-15

Please e-mail to: ndr.statistics@communities.gsi.gov.uk by no later than 31 January 2014.
In addition, a certified copy of the form should be returned by no later than 31 January 2014 to
Dennis Herbert, Department for Communities and Local Government, Zone 5/J6 Eland House, Bressenden Place, London SW1E 5DU

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

Select your local authority's name from this list:

Tamworth	▼
Tandridge	
Taunton Deane	
Teignbridge	▼

Authority Name
E-code
Local authority contact name
Local authority contact number
Local authority fax number
Local authority e-mail address

Tamworth
E3439

Ver 1.1

PART 1A: NON-DOMESTIC RATING INCOME
COLLECTIBLE RATES

£

1. Net amount receivable from rate payers after taking account of transitional adjustments, empty property rate, mandatory and discretionary reliefs and accounting adjustments 31,898,547

TRANSITIONAL PROTECTION PAYMENTS

2. Sums due to the authority 11,136

3. Sums due from the authority 0

COST OF COLLECTION (See Note A)

4. Cost of collection formula 92,162

5. Legal costs 0

6. Allowance for cost of collection 92,162

SPECIAL AUTHORITY DEDUCTIONS

7. City of London Offset 0

DISREGARDED AMOUNTS

8. Amounts retained in respect of Enterprise Zones 0

9. Amounts retained in respect of NDD areas 0

10. Amounts retained in respect of Renewable Energy Schemes (See Note B) 0

of which:

11. sums retained by billing authority 0

12. sums retained by major precepting authority 0

NON-DOMESTIC RATING INCOME

13. Line 1 plus line 2, minus lines 3 and 6 - 10 31,817,521

NATIONAL NON-DOMESTIC RATES RETURN - NDR1

2014-15

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In addition, a certified copy of the form should be returned by no later than 31 January 2014 to
Dennis Herbert, Department for Communities and Local Government, Zone 5/J6 Eland House, Bressenden Place, London SW1E 5DU

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

Local Authority : Tamworth

PART 1B: PAYMENTS

The payments to be made, during the course of 2014-15 to:

- i) the Secretary of State in accordance with Regulation 4 of the Non-Domestic Rating (Rates Retention) Regulations 2013;
 - ii) major precepting authorities in accordance with Regulations 5, 6 and 7; and to be
 - iii) transferred by the billing authority from its Collection Fund to its General Fund,
- are set out below

	Column 1 Central Government £	Column 2 Tamworth £	Column 3 Staffordshire County Council £	Column 4 Staffordshire Fire Authority £	Column 5 Total £
Non-Domestic Rating Income for 2014-15					
14. Non-domestic rating income from rates retention scheme	15,908,761	12,727,008	2,863,577	318,175	31,817,521
15. (less) qualifying relief in Enterprise Zones	0				
16. TOTAL:	15,908,761				
Other Income for 2014-15					
17. add: cost of collection allowance		92,162			92,162
18. add: amounts retained in respect of Enterprise Zones		0			0
19. add: amounts retained in respect of NDD Area		0			0
20. add: amounts retained in respect of renewable energy schemes		0	0		0
21. add: qualifying relief in Enterprise Zones		0	0	0	0
22. add: City of London Offset		0			0
Estimated Surplus/Deficit on Collection Fund	£	£	£	£	£
23. Estimated Surplus/Deficit at end of 2013-14	4,954	3,963	892	99	9,907
TOTAL FOR THE YEAR	£	£	£	£	£
24. Total amount due to authorities	15,913,715	12,823,133	2,864,469	318,274	31,919,590

Please investigate the error messages shown below and make the appropriate changes to the form. Any comments should be added at the bottom of Part 4

Line 23 column 5 doesn't equal the sum of columns 1 to 4. Please check why.

Line 24 column 5 doesn't equal the sum of columns 1 to 4. Please check why.

NATIONAL NON-DOMESTIC RATES RETURN - NDR1

2014-15

Please e-mail to: ndr.statistics@communities.gsi.gov.uk by no later than 31 January 2014.
In addition, a certified copy of the form should be returned by no later than 31 January 2014 to
Dennis Herbert, Department for Communities and Local Government, Zone 5/J6 Eland House, Bressenden Place, London SW1E 5DU

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

Local Authority : Tamworth

PART 1C: SECTION 31 GRANT (See Note C)

Estimated sums due from Government via Section 31 grant, to compensate authorities for the cost of changes to the business rates system announced in the 2013 Autumn Statement.

	Column 2 Tamworth £	Column 3 Staffordshire County Council £	Column 4 Staffordshire Fire Authority £	Column 5 Total £
2014-15 Multiplier Cap				
25. Cost of 2% cap on 2014-15 small business rates multiplier	136,085	30,399	3,378	169,862
Small Business Rate Relief				
26. Cost to authorities of temporary doubling in 2014-15	238,544	53,673	5,964	298,181
27. Cost to authorities of maintaining relief on "first" property	22,848	5,141	571	28,560
"New Empty" Property Relief				
28. Cost to authorities of giving relief to newly-built empty property	0	0	0	0
"Long Term Empty" Property Relief				
29. Relief on occupation of "long-term empty" property	108,922	10,892	1,210	121,024
Retail Relief				
30. Relief provided to retail properties	127,413	12,741	1,416	141,570
TOTAL FOR THE YEAR				
31. Total amount of Section 31 grant due to authorities	633,812	112,846	12,539	759,197

Certificate of Chief Financial Officer / Section 151 Officer

I confirm that the entries in this form are the best I can make on the information available to me and amounts are calculated in accordance with regulations made under Schedule 7B to the Local Government Act 1988. I also confirm that the authority has acted diligently in relation to the collection of non-domestic rates.

Name of Chief Financial Officer
or Section 151 Officer :

Signature :

Date :

PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1
2014-15

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

Ver 1.1

Local Authority : Tamworth

PART 2: NET RATES PAYABLE

	Column 1 BA Area (exc. NDD & EZ)	Column 2 NDD Area	Column 3 Enterprise Zone	Column 4 TOTAL (All BA Area)
	£	£	£	£
GROSS RATES PAYABLE (See Note D)				
1. Rateable Value at <input type="text" value="31/12/2013"/>	79,321,201	0	0	79,321,201
2. Small business rating multiplier for <input type="text" value="47.1"/> 2014-15 (pence)				
3. Gross rates 2014-15 - (RV x multiplier)	37,360,286	0	0	
4. Estimated growth/decline in gross rates	-103,548	0	0	
5. Forecast gross rates payable in 2014-15	37,256,738	0	0	37,256,738
TRANSITIONAL ARRANGEMENTS (See Note E)				
6. Revenue foregone because increases in rates have been deferred	11,136	0	0	11,136
7. Additional income received because reductions in rates have been deferred	0	0	0	0
8. Net cost of transitional arrangements	11,136	0	0	
9. Changes to net cost of transitional arrangements as a result of estimated growth/decline	0	0	0	
10. Forecast net cost of transitional arrangements	11,136	0	0	11,136

TRANSITIONAL PROTECTION PAYMENTS (See Note F)

11. Sum due to/(from) authority	11,136	0	0	11,136
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MANDATORY RELIEFS (See Note G)

Small Business Rate Relief

12. Forecast of relief to be provided in 2014-15	1,236,714	0	0	1,236,714
13. of which: relief on existing properties where a 2nd property is occupied	56,520	0	0	56,520
14. Additional yield from the small business supplement	788,606	0	0	788,606
15. Net cost of small business rate relief (line 12-line 14)	448,108	0	0	448,108

Charitable occupation

16. Forecast of relief to be provided in 2014-15	1,058,516	0	0	1,058,516
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Community Amateur Sports Clubs (CASCs)

17. Forecast of relief to be provided in 2014-15	27,488	0	0	27,488
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Rural rate relief

18. Forecast of relief to be provided in 2014-15	0	0	0	0
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19. Forecast of mandatory reliefs to be provided in 2014-15 (Sum of lines 15 to 18)	1,534,112	0	0	
20. Changes as a result of estimated growth/decline in mandatory relief	129,382	0	0	
21. Total forecast mandatory reliefs to be provided in 2014-15	1,663,494	0	0	1,663,494

PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NDR1
2014-15

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

Ver 1.1

Local Authority : Tamworth

PART 2: NET RATES PAYABLE

	Column 1 BA Area (exc. NDD & EZ)	Column 2 NDD Area	Column 3 Enterprise Zone	Column 4 TOTAL (All BA Area)
UNOCCUPIED PROPERTY (See Note H)				
Partially occupied hereditaments				
22. Forecast of 'relief' to be provided in 2014-15	139,884	0	0	139,884
Empty premises				
23. Forecast of 'relief' to be provided in 2014-15	1,048,877	0	0	1,048,877

24. Forecast of unoccupied property 'relief' to be provided in 2014-15 (Line 22 + line 23)	1,188,761	0	0	
25. Changes as a result of estimated growth/decline in unoccupied property 'relief'	674,107	0	0	
26. Total forecast unoccupied property 'relief' to be provided in 2014-15	1,862,868	0	0	1,862,868

DISCRETIONARY RELIEFS (See Note J)

Charitable occupation				
27. Forecast of relief to be provided in 2014-15	20,273	0	0	20,273
Non-profit making bodies				
28. Forecast of relief to be provided in 2014-15	4,180	0	0	4,180
Community Amateur Sports Clubs (CASCs)				
29. Forecast of relief to be provided in 2014-15	2,308	0	0	2,308
Rural shops etc				
30. Forecast of relief to be provided in 2014-15	0	0	0	0
Small rural businesses				
31. Forecast of relief to be provided in 2014-15	0	0	0	0
Other ratepayers				
32. Forecast of relief to be provided in 2014-15	0	0	0	0

33. Forecast of discretionary relief to be provided in 2014-15 (Sum of lines 27 to 32)	26,761	0	0	
34. Changes as a result of estimated growth/decline in discretionary relief	65,352	0	0	
35. Total forecast discretionary relief to be provided in 2014-15	92,113	0	0	92,113

36. Relief given to Case A hereditaments	of which:	of which:	0
37. Relief given to Case B hereditaments	0		

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NDR1
2014-15**

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

Ver 1.1

Local Authority : Tamworth

PART 2: NET RATES PAYABLE

	Column 1 BA Area (exc. NDD & EZ)	Column 2 NDD Area	Column 3 Enterprise Zone	Column 4 TOTAL (All BA Area)
DISCRETIONARY RELIEFS FUNDED THROUGH SECTION 31 GRANT (See Note K)				
"New Empty" properties				
38. Forecast of relief to be provided in 2014-15	0	0	0	0
"Long term empty" properties				
39. Forecast of relief to be provided in 2014-15	239,506	0	0	239,506
Retail relief				
40. Forecast of relief to be provided in 2014-15	280,165	0	0	280,165
41. Forecast of discretionary reliefs funded through S31 grant to be provided in 2014-15 (Sum of lines 38 to 40)	519,671	0	0	
42. Changes as a result of estimated growth/decline in Section 31 discretionary relief	51,967	0	0	
43. Total forecast of discretionary reliefs funded through S31 grant to be provided in 2014-15	571,638	0	0	571,638
NET RATES PAYABLE				
44. Forecast of net rates payable by rate payers after taking account of transitional adjustments, unoccupied property relief, mandatory and discretionary reliefs	£ 33,055,489	£ 0	£ 0	£ 33,055,489

Checked by Chief Financial Officer :

PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1
2014-15

All figures should be shown in whole £

Please check the Validation tab to see if there are any validation queries that need to be answered

Ver 1.1

Local Authority : Tamworth

PART 3: COLLECTABLE RATES AND DISREGARDED AMOUNTS

	Column 1 BA Area (exc. NDD & EZ) £	Column 2 NDD Area £	Column 3 Enterprise Zone £	Column 4 TOTAL (All BA Area) £
NET RATES PAYABLE				
1. Sum payable by rate payers after taking account of transitional adjustments, empty property rate, mandatory and discretionary reliefs	33,055,489	0	0	33,055,489
(LESS) LOSSES				
2. Estimated bad debts in respect of 2014-15 rates payable	330,555	0	0	330,555
3. Estimated repayments in respect of 2014-15 rates payable	826,387	0	0	826,387
COLLECTABLE RATES				
4. Net Rates payable less losses	31,898,547	0	0	31,898,547
DISREGARDED AMOUNTS				Total Renewable Energy
5. Renewable Energy	0	0	0	0
6. Transitional Protection Payment		0	0	
7. Baseline		0	0	
DISREGARDED AMOUNTS		£	£	£
8. Total Disregarded Amounts		0	0	0

Checked by Chief Financial Officer : _____

PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1
2014-15

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Ver 1.1

Local Authority : Tamworth

PART 4: ESTIMATED COLLECTION FUND BALANCE

OPENING BALANCE	£	£
1. Opening Balance (From Collection Fund Statement)		0
CREDITS		
2. Total amount credited, or to be credited, to the Collection Fund in 2013-14	32,778,456	
3. Transitional protection payments received, or to be received in 2013-14	60,212	
4. Transfers/payments to the Collection Fund for end-year reconciliations	0	
5. Transfers/payments into the Collection Fund in 2013-14 in respect of a previous year's deficit	0	
6. Total Credits		32,838,668
CHARGES		
7. Total amount charged, or to be charged, to the Collection fund in 2013-14	2,245,583	
8. Transitional protection payments made, or to be made, in 2013-14	-8,499	
9. Payments made, or to be made, to the Secretary of State in respect of the central share in 2013-14	15,249,758	
10. Payments made, or to be made to, major precepting authorities in respect of business rates income in 2013-14	3,049,951	
11. Transfers made, or to be made, to the billing authority's General Fund in respect of business rates income in 2013-14	12,199,806	
12. Transfers made, or to be made, to the billing authority's General Fund; and payments made, or to be made, to a precepting authority in respect of disregarded amounts in 2013-14	92,162	
13. Transfers/payments from the Collection Fund for end-year reconciliations	0	
14. Transfers/payments made from the Collection Fund in 2013-14 in respect of a previous year's surplus	0	
15. Total Charges		32,828,761
16. Adjustment for 5-Year Spread		0
ESTIMATED SURPLUS/(DEFICIT) ON COLLECTION FUND IN RESPECT OF FINANCIAL YEAR 2013-14		
17. Opening balance plus total credits, less total charges, plus adjustment for 5-year spread		9,907

Checked by Chief Financial Officer :

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