

DECISION NOTICE
Key Executive Decision taken by an OFFICER

KEY DECISION

Title: NATIONAL NON DOMESTIC RATES (NNDR) 2016/17 TAX BASE

Person Taking Decision: Scott Crudgington

Decision has been included on Forward Plan?:

Yes

Decision is Urgent i.e. permission to waive the call-in rules is sought:

Yes

If 'Yes' the reason for urgency is:

Consideration of this matter cannot wait until the next meeting of the Executive on 10 February as the Local Government Finance Act 2012 requires the tax base to be approved by 31 January 2016.

Decision:


1. That the Business Rates yield (excluding transitional arrangements but after rate retention adjustments) for 2016/17 of **£46,142,924**(NNDR1 part 13 Line 12) be approved.
2. That the supporting NNDR1 return (Appendix A) be approved.
3. That the amount to be retained by Stevenage BC under the business rates retention scheme be **£2,382,201** for 2016/17 (net of the tariff and including section 31 grant and including gains after the 50% levy is applied).
4. That the return of balances from the General Fund to the Collection Fund relating to 2014/15 and 2015/16 of **£935,784** be noted.
5. That the projected Stevenage retained share for 2015/16 of **2,783,379** be approved.
6. That the supporting NNDR1 return (Appendix A) is approved.


Reasons for the Decision: As set out in the attached report

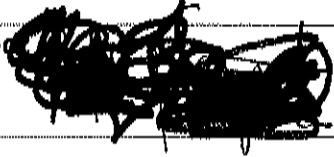
Other Options considered: As set out in the attached report

Declaration of Interest:

Dispensations granted by Standards Committee: None

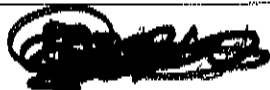
| | |
|--|--------------------------------|
| Authorisation | |
| Having considered the attached report and with regard to all relevant considerations and the views of those consulted (see below), I authorise the above decision. | |
| Signed:  | Name: SCOTT CRUDGINGTON |
| Position: CHIEF EXECUTIVE | Date: 26/01/16 |

| | |
|--|-----------------------------|
| Assistant Director - Finance – to approve the financial Implications: | |
| Signed:  | Name: Clare Fletcher |
| | Date: 25/1/2016 |

| | |
|--|----------------------------|
| Borough Solicitor – to approve the legal implications | |
| Signed:  | Name: Paul Froggatt |
| | Date: 26th Jan 2016 |

| | |
|--|--------------|
| Strategic Director (if required) Not Required | |
| I have been consulted on this issue and support the decision | |
| Signed: | Name: |
| | Date: |


| | |
|--|--|
| Member Consultation: | |
| I have been consulted on this issue and support the decision | |

| | |
|--|-------------------------|
| Signed:  | Name: Joan Lloyd |
| Position: Portfolio holder for Resources | Date: 25-01-16 |

Member Consultation:
 I have been consulted on this issue and support the decision

| | |
|------------------|--------------|
| Signed: | Name: |
| Position: | Date: |

Chair of the Overview & Scrutiny Committee (if required – delete paragraphs that do not apply)
 In accordance with the Council's Overview and Scrutiny Rules, I hereby agree that the above decision is urgent and that the Call-in rule be waived.

| | |
|--|-------------------------------|
| Signed:  | Name: Lin Martin-Haugh |
| | Date: 25/01/16 |

Date of Decision:
Date of Publication:
Call-in Deadline:
Date of Implementation:



Meeting: EXECUTIVE

Agenda Item:

Portfolio Area: Resources

Date: 19 January 2016

NATIONAL NON DOMESTIC RATES (NNDR) 2016/17 TAX BASE

KEY DECISION

| | | |
|-------------------|-------------------|--------------|
| Author – | Clare Fletcher | Ext. 2933 |
| Contributors – | Graeme Reid | 01279 502127 |
| | Tim Greenwood | Ext 2943 |
| Lead Officers – | Scott Crudgington | Ext. 2185 |
| Contact Officer – | Clare Fletcher | Ext. 2933 |

REASON FOR URGENCY

Consideration of this matter can not wait until the next meeting of the Executive on 10 February as the Local Government Finance Act 2012 requires the tax base to be approved by 31 January 2016.

1. PURPOSE

- 1.1 To approve the National and Non Domestic Rates (NNDR) tax base for 2016/17.
- 1.2 To update Members on the 2015/16 projections for NNDR.

2. RECOMMENDATIONS

- 2.1 That the Business Rates yield (excluding transitional arrangements but after rate retention adjustments) for 2016/17 of **£46,142,924**^(NNDR1 part13 Line 12) be approved.
- 2.2 That the supporting NNDR1 return (Appendix A) be approved.
- 2.3 That the amount to be retained by Stevenage BC under the business rates retention scheme be **£2,382,201** for 2016/17 (net of the tariff and including section 31 grant and including gains after the 50% levy is applied).
- 2.4 That the return of balances from the General Fund to the Collection Fund relating to 2014/15 and 2015/16 of **£935,784** be noted.

- 2.5 That the projected Stevenage retained share for 2015/16 of **2,783,379** be approved.

3. BACKGROUND

- 3.1 The Business Rates Retention Scheme which commenced on 1 April 2013 requires the Executive to formally approve the NNDR1 by the 31 January immediately proceeding the financial year to which it relates. The NNDR1 contains details of the rateable values shown for the authority's local rating list at 30 September and enables the Council to calculate the expected income in respect of business rates for the year - a proportion of which the Council will retain from 2013/14 onwards.
- 3.2 Using a revised government form (NNDR1), the Council is able to estimate the gross yield from business rates to reflect local intelligence about likely increases, or decreases, in the business rates that can be collected for the year.
- 3.3 After certain deductions, including mandatory or discretionary relief and adjustments to reflect losses on collection, this will give the authority's estimated net rating income for the year which will be used to determine the payments that are due to central government by way of central share, and to the relevant precepting authorities (Hertfordshire County Council in the case of SBC).
- 3.4 Income is shared between central government (50%), the county council (10%) and district council (40%). Authorities are classified as "tariff" (where business rates income is higher than their assessed need) or "top up" (where income is less than need), the difference being paid to or from central government, Stevenage is a tariff authority and the County is a top up authority. The sum of the district council's share and the tariff equals the governments baseline need assessment of how much NNDR Stevenage will retain. These figures are included in the annual formula grant settlement.
- 3.5 Growth in business rates income above that baseline figure is shared in the same proportion so Stevenage receive 40%, but tariff authorities (such as Stevenage) pay a levy on their share (50%). Conversely authorities are protected from decline in business rate income by a safety net mechanism, where central government reimburses losses greater than 7.5% below the baseline assessment. Stevenage has made provision in its allocated reserves for the impact of losing up to 7.5% of its NNDR income below its baseline assessment.
- 3.6 Under the Business Rates Retention scheme, local authorities are also able to come together on a voluntary basis to pool their business rates (subject to approval from the government). This enables a greater proportion of any business rates growth to be retained locally. For the financial year 2015/16 a number of Authorities in Hertfordshire including Stevenage formed a pool and received approval to do so. For Stevenage borough Council this meant that a levy of 5.62% rather than 50% would be paid on any gains above the baseline

assessment for the year. There is no safety net arrangement with the pool so losses above 7.5% of the baseline assessment must be met from the pool.

- 3.7 For 2016/17, all Districts expressed an interest in pool membership, and Herts Chief Financial Officers (HCFO) undertook modelling based on forecast business rates for all ten districts, to identify optimum pool membership. Stevenage's projected business rate yield was not deemed sufficient for the coming year and so is not included in the 2016/17 Hertfordshire pool.
- 3.8 The Executive resolved on the 19 January that delegated authority be given to the Assistant Director (Finance), following consultation with the Portfolio Holder for Resources, to approve the NNDR Tax Base 2016/2017 and that the Chair of the Overview & Scrutiny Committee be requested to consider a waiver of the call-in period in order for this decision to meet the 31 January statutory deadline.

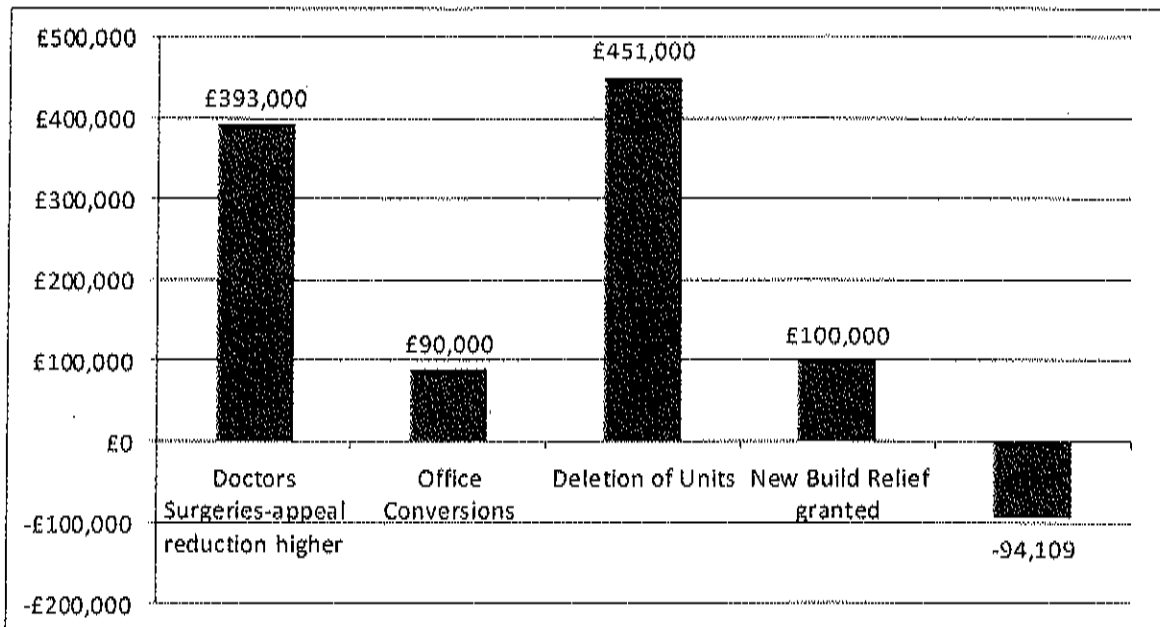
4.1 NNDR1 Projections for 2015/16

- 4.1.1 The NNDR 1 has been completed for 2016/17 and includes the outturn position for 2014/15 and the projected position for 2015/16.
- 4.1.2 Part four of the NNDR1 addresses the balances owed to/by the preceptors and the government. The opening balance on the NNDR 1 (part 4) is a surplus of £1,550,153 and this relates to the 2013/14 and 2014/15. Stevenage's share of the surplus is £620,061 and was reported in the September and November MTFS update.
- 4.1.3 Part four of the NNDR 1 also addresses the 2015/16 projected outturn position compared to the NNDR1 for 2015/16, which is shown below.

| | NNDR 1 2015/16 £ | Projection 2015/16 £ | Var to NNDR 1 £ |
|--|-----------------------------|---------------------------------|----------------------------|
| Gross Yield | 53,087,154 | 51,507,855 | (1,579,299) |
| Reliefs (mandatory/ discretionary) | (3,571,441) | (2,877,945) | 693,496 |
| S31 | (386,000) | (502,843) | (116,843) |
| Bad Debt | (900,000) | (826,000) | 74,000 |
| Cost of Collection | (112,274) | (112,274) | 0 |
| Appeals | (400,000) | (411,245) | (11,245) |
| Total | 47,717,439 | 46,777,548 | (939,891) |

- 4.1.4 The net yield after adjustments for bad debt and appeals is estimated to be £46,777,548, which is £939,891 lower than previously estimated. The yield has

reduced for a number of reasons which are listed below. However £514,055 was excluded from the 2015/16 NNDR estimates as there was uncertainty about the number of office to residential conversions and the number and value of appeals.



- i. The gross yield has been reduced by changes to the valuation of a group of assets, the assumed appeal reduction of 6% compared to the actual reduction anticipated to be 70%, a difference of **£393,000**.
- ii. The gross yield has been reduced by properties coming out of the rating list due to conversion that were not estimated for **(£90,000)**.
- iii. Units demolished in year which were not included in the original estimate **£451,000 lower**.
- iv. The Government has given additional reliefs (section 31 reliefs) there was new build relief of **£100,000** not estimated for.

4.1.5 Income relating to 2015/16 are paid to the preceptors (and government) based on the NNDR1 **EXCEPT** for the section 31 grants which are based on the actual amount included in the NNDR3 (outturn position) along with any levy or safety net payments. This means that a levy could be due for the year even though the General Fund had received a lower share of NNDR. This is the impact for Stevenage in 2015/16 as illustrated in the table below.

| | Compare 2015/16 Original v Projected | | | Payment in year | |
|--------------------------------|--------------------------------------|-------------------------|--------------------|------------------|------------------|
| | NNDR 1 2015/16 £ | Projection 2015/16 £ | Var to NNDR 1 £ | 2015/16 | 2016/17 |
| Net yield | 47,717,439 | 46,777,548 | (939,891) | | |
| Stevenage share of yield | 19,086,976 | 18,711,019 | (375,956) | 19,086,976 | |
| Tariff | (16,238,125) | (16,238,125) | 0 | (16,238,125) | |
| Share net of tariff | 2,848,851 | 2,472,894 | (375,956) | 2,848,851 | (375,956) |
| S31 grant payable* | 384,820 | 427,004 | 42,185 | 427,004 | |
| Baseline Funding Level | 2,334,796 | 2,334,796 | 0 | | |
| Gains before levy applied | 898,874 | 565,102 | | | |
| Gains applicable for levy | 856,916 | 529,039 | | | |
| Levy that would be due | (428,458) | (264,520) | 163,938 | (264,520) | |
| Pooling gains | 198,762 | 148,000 | (50,762) | 148,000 | |
| Retained Business Rates | 3,003,974 | 2,783,379 | (220,595) | 3,159,335 | (375,956) |
| Estimated | | | | 3,003,974 | 0 |
| Variance | | | | 155,361 | (375,956) |
| | | | | | (220,595) |

*not all Section 31 grant is included in the levy calculation

4.1.6 Based on the revised projections for 2015/16 Stevenage will have net NNDR income of £2,783,379 in the General Fund for 2015/16 an decrease of £220,595 over that previous estimated. Due to the rules regarding NNDR the General Fund will receive an additional £155,361 in 2015/16 but a reduction of £375,956 in 2016/17 an overall decrease of £220,595. However the actual position will not be known until the accounts are closed however the amounts shown in the table above will be used for budgeting purposes.

4.1.7 The net impact to the General Fund is an decrease in retained rates of £220,595 for 2015/16. This is because the assessment of pooled receipts share is higher than included in the 2015/16 accounts even though the overall yield for the year is projected to be lower. The General Fund requires higher risk assessed balances to allow for this type of fluctuations as outlined above. The impact outlined above will be included in the February final General Fund budget.

4.2 NNDR1 Projections for 2016/17

4.3.1 The following assumptions have been included in the NNDR1 yield for 2016/17 based on the value of rateable properties as at 8 January 2016 adjusted for:

- i. Estimates about properties likely to be removed from the rating list as result of change of use to residential.
- ii. Estimation of growth in the rating list.

- iii. The value of appeals to be resolved and reducing the NNDR yield
- iv. Estimates relating to Section 31 grants awarded, this is lower than projected for 2015/16, as not all the retail reliefs have continued into 2016/17.
- v. An estimate of the impact of known appeals not resolved in 2016/17 by the Valuation Office which would need to be provided for.

4.3.2 The estimate for 2016/17 is shown in the table below.

| Business Rates Due | NNDR 1 2016/17 £ |
|---------------------------------------|-----------------------------|
| Gross Yield | 51,460,360 |
| Reliefs (mandatory/ discretionary) | (3,346,818) |
| S31 | (246,926) |
| Bad Debt | (800,000) |
| Cost of Collection | (112,692) |
| Appeals | (811,000) |
| Total | 46,142,924 |

4.3.3 The NNDR due to Stevenage based on the impact of the net yield shown in 4.3.2 is detailed in the table below, the table shows that no levy payment would be due to the CLG, however there are net gains as a result of income not subject to the levy of £27,948.

| Stevenage Share | NNDR 1 2016/17 £ |
|------------------------------------|-----------------------------|
| Stevenage share (40%) | 18,457,170 |
| Tariff | (16,373,443) |
| Share net of tariff | 2,083,727 |
| S31 grant payable | 268,338 |
| Baseline Funding Level | 2,354,253 |
| losses before levy applied | (2,189) |
| Levy that would be due | 0 |
| S31 grant not in levy | 30,137 |
| Retained rates | 2,382,201 |
| Increase above the baseline | 27,948 |

4.4 Hertfordshire Pool 2016/17

4.4.1 The NNDR projections for 2016/17 did not rank Stevenage as a preferred partner in the new pool for 2016/17.

4.5 2014/15 Outturn Position

4.5.1 The difference between the estimated 2014/15 position and the actual (as reported to the CLG in the NNDR3 and included within the Council's Statement of Accounts) will be included in the 2016/17 General Fund. The main difference to that reported in the NNDR1 2014/15 related to the value of appeals. This is £559,827 reduction in income.

4.5.2 The variation in the level of appeals on the NNDR 1 and NNDR 3 meant that actual deficit was higher than projected meaning additional monies to be returned to the Collection Fund.

5. IMPLICATIONS

5.1 Financial Implications

5.1.1 The business rate income included in the General Fund for 2016/17 relates to 2014/15, 2015/16 and 2016/17 and is summarised in the table below.

| Business Rates Income included in 2016/17 General Fund | | | |
|---|------------------|------------------|------------------|
| | 2016/17 £ | 2015/16 | 2014/15 |
| Business Rates due: | | | |
| Business rates due | 2,083,727 | (375,957) | (559,827) |
| S31 grant payable* | 298,474 | | |
| Retained Business Rates | 2,382,201 | (375,957) | (559,827) |
| | | | 1,446,416 |

() = return of monies to the collection fund

5.1.2 The business rates retained regime can cause fluctuations in General Fund income as demonstrated in this report and the February 2016/17 General Fund report will include this impact in the 2016/17 risk assessment of balances.

5.1.3 The NNDR1 form attached is the best estimate of the likely yield.

5.2 Legal Implications

- 5.2.1** The Council needs to make a formal decision to approve a tax base and NNDR baseline by the 31 January 2016.
- 5.2.2** The National Non-Domestic Rating Return 1 (NNDR1) regulations are under the LGFA1988 paragraph 5(2) of Schedule 8 (which requires authorities to calculate their provisional non-domestic rating contribution for the forthcoming financial year, at such time as the Secretary of State directs).
- 5.2.3** By means of the direction powers in paragraph 40 of section 1 to the Local Government Finance Act, the Government requires billing authorities by 31 January to confirm that the NNDR1 is correct, and for the DCLG and relevant precepting authorities to be notified. This will be after it has been appropriately approved by the Council.
- 5.4 Risk Implications**
- 5.4.1** There are certain risks in membership of the 2015/16 business rates pool. A key risk is that income may not reach forecast levels as in the case of Stevenage, and that the income of other individual authorities may fall below the safety net level at which central government support would be provided if the authority were outside the pool. Any such safety net payment must then be met as a first call on any pooling gains.
- 5.4.3** The fluctuation in NNDR projections as a result of changes in appeals and reductions in the gross yield e.g. as businesses are converted to residential use means that sufficient balances are required in the General Fund to meet this. The risk assessment of balances and the updating of the MTFs attempts to address this issue.

BACKGROUND PAPERS

The Local Government Finance Bill 2012

<http://services.parliament.uk/bills/2012-13/localgovernmentfinance/documents.html>

The Local Government Finance Act 2012

<http://www.legislation.gov.uk/ukpga/2012/17/contents/enacted>

Appendices

| | |
|-------------------|------------|
| Appendix A | NNDR1 Form |
|-------------------|------------|

**NATIONAL NON-DOMESTIC RATES RETURN - NNDR1
2016-17**

Please e-mail to: nndr@atlaslocalcommunities.gov.uk by no later than 31 January 2018.
In addition, a certified copy of the form should be returned by no later than 31 January 2018 to the same email address.

All figures must be entered in whole £

Please check the validation tabs and supply answers to the validation queries that require a comment.

Local Authority : Stevenage

Ver 1.31

PART 1B: PAYMENTS

This page is for information only; please do not amend any of the figures

The payments to be made, during the course of 2016-17 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 Stevenage | Column 3 Hertfordshire County Council | Column 4 | Column 5 Total |
|---|-----------------------------------|-----------------------|---|----------|-------------------|
| Retained NNDR shares | | | | | |
| 13. % of non-domestic rating income to be allocated to each authority | 80% | 40% | 10% | 0% | 100% |
| Non-Domestic Rating Income for 2016-17 | | | | | |
| 14. Non-domestic rating income from rates retention scheme | 23,071,462 | 19,467,370 | 4,614,202 | 0 | 48,142,924 |
| 15. (less) qualifying relief in Enterprise Zones | 0 | 0 | 0 | 0 | 0 |
| 16. Not used this year | | | | | |
| 17 TOTAL: | 23,071,462 | 19,467,370 | 4,614,202 | 0 | 48,142,924 |
| Other Income for 2016-17 | | | | | |
| 18. add: cost of collection allowance | | 112,692 | | | 112,692 |
| 19. add: amounts retained in respect of Designated Areas | | 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 |
| 23. Not used this year | | | | | |
| Estimated Surplus/Deficit on Collection Fund | | | | | |
| 24. Estimated Surplus/Deficit at end of 2015-16 | 1,188,728 | 635,764 | 233,046 | 0 | 2,030,460 |
| TOTAL FOR THE YEAR | | | | | |
| 25. Total amount due to authorities | 24,001,733 | 17,634,678 | 4,380,348 | 0 | 43,910,167 |

**NATIONAL NON-DOMESTIC RATES RETURN - NNDRI
2016-17**

Please e-mail to: nndr.statistics@communities.gov.uk by no later than 31 January 2016.
In addition, a certified copy of the form should be returned by no later than 31 January 2016 to the above email address

All figures must be entered in whole £

Please check the validation tabs and supply answers to the validation queries that require a comment

Local Authority: **Stoneway**

Ver 1.31

PART 10: SECTION 31 GRANT (See Note C)

This page is for information only; please do not amend any of the figures

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, 2014 & 2015 Autumn Statements

| | Column 2 Stoneway | Column 3 Hertfordshire County Council | Column 4 | Column 5 Total |
|---|----------------------|---|----------|-------------------|
| 2016-16 Multiplier Cap | | | | |
| 26. Cost of 2% cap on 2015-16 small business rates multiplier | 266,943 | 66,730 | 0 | 333,673 |
| Small Business Rate Relief | | | | |
| 27. Cost of temporary doubling SBRR for 2016-17 | 190,630 | 47,987 | 0 | 238,617 |
| 28. Cost to authorities of maintaining relief on "first" property | 0 | 0 | 0 | 0 |
| "New Empty" Property Relief | | | | |
| 29. Cost to authority of giving relief to newly-built empty property | 82,116 | 16,529 | 0 | 98,645 |
| "Long Term Empty" Property Relief | | | | |
| 30. Relief on occupation of "long-term empty" property | 16,682 | 3,666 | 0 | 20,348 |
| In lieu of Transitional Relief | | | | |
| 31. Payments in lieu of Transitional Relief | 1,623 | 406 | 0 | 2,029 |
| TOTAL FOR THE YEAR | | | | |
| 32. Amount of Section 31 grant due to authorities to compensate for reliefs | 558,004 | 134,228 | 0 | 692,232 |

NB To determine the amount of S31 grant due to it, the authority will have to add / deduct from the amount shown in line 32, a sum to reflect the adjustment to tariffs / top-ups in respect of the multiplier cap (See notes for Line 32)

Certificate of Chief Financial Officer / Section 151 Officer

There are a number of validation questions that require an answer. Please complete the main validation sheet

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 1980. 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 :

CD FLETCHER

Signature :



Date :

22/1/2016

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDRI
2016-17**

All figures must be entered in whole £

Please check the Validation tab and answer the validation queries that need to be answered

Ver 1.31

Local Authority : Stevenage

PART 2: NET RATES PAYABLE

You should complete column 1 only

GROSS RATES PAYABLE

(All data should be entered as +ve unless specified otherwise)

| | Column 1 BA Area (exc. Designated areas) Complete this column £ | Column 2 Designated areas Do not complete this column £ | Column 3 TOTAL (All BA Area) Do not complete this column £ |
|---|---|--|---|
| 1. Rateable Value at <input type="text" value="31/12/2015"/> | <input type="text" value="111,113,838"/> | <input type="text" value="0"/> | <input type="text" value="111,113,838"/> |
| 2. Small business rating multiplier for 2016-17 (pence) <input type="text" value="48.4"/> | | | |
| 3. Gross rates 2016-17 (RV x multiplier) | <input type="text" value="53,779,098"/> | <input type="text" value="0"/> | |
| 4. Estimated growth/decline in gross rates (+ = Increase, - = decrease) | <input type="text" value="-2,318,738"/> | <input type="text" value="0"/> | |
| 5. Forecast gross rates payable in 2016-17 | <input type="text" value="51,460,360"/> | <input type="text" value="0"/> | <input type="text" value="51,460,360"/> |

TRANSITIONAL ARRANGEMENTS (See Note E) - Not applicable in 2016-17

| | | | |
|---|--------------------------------|--------------------------------|--------------------------------|
| 6. Revenue foregone because increases in rates have been deferred (Show as -ve) | <input type="text" value="0"/> | <input type="text" value="0"/> | <input type="text" value="0"/> |
| 7. Additional income received because reductions in rates have been deferred (Show as +ve) | <input type="text" value="0"/> | <input type="text" value="0"/> | <input type="text" value="0"/> |
| 8. Net cost of transitional arrangements | <input type="text" value="0"/> | <input type="text" value="0"/> | |
| 9. Changes as a result of estimated growth/decline in cost of transitional arrangements (+ = decline, - = increase) | <input type="text" value="0"/> | <input type="text" value="0"/> | |
| 10. Forecast net cost of transitional arrangements | <input type="text" value="0"/> | <input type="text" value="0"/> | <input type="text" value="0"/> |

TRANSITIONAL PROTECTION PAYMENTS (See Note F) - Not applicable in 2016-17

| | | | |
|---------------------------------|--------------------------------|--------------------------------|--------------------------------|
| 11. Sum due to/(from) authority | <input type="text" value="0"/> | <input type="text" value="0"/> | <input type="text" value="0"/> |
|---------------------------------|--------------------------------|--------------------------------|--------------------------------|

MANDATORY RELIEFS (See Note G) (All data should be entered as -ve unless specified otherwise)

Small Business Rate Relief

| | | | |
|--|--|--------------------------------|--|
| 12. Forecast of relief to be provided in 2016-17 | <input type="text" value="-939,558"/> | <input type="text" value="0"/> | <input type="text" value="-939,558"/> |
| 13. of which: relief on existing properties where a 2nd property is occupied | <input type="text" value="0"/> | <input type="text" value="0"/> | <input type="text" value="0"/> |
| 14. Additional yield from the small business supplement (Show as +ve) | <input type="text" value="1,343,376"/> | <input type="text" value="0"/> | <input type="text" value="1,343,376"/> |
| 15. Net cost of small business rate relief (line 12 + line 14) | <input type="text" value="403,818"/> | <input type="text" value="0"/> | <input type="text" value="403,818"/> |

Charitable occupation

| | | | |
|--|---|--------------------------------|---|
| 16. Forecast of relief to be provided in 2016-17 | <input type="text" value="-1,573,343"/> | <input type="text" value="0"/> | <input type="text" value="-1,573,343"/> |
|--|---|--------------------------------|---|

Community Amateur Sports Clubs (CASCs)

| | | | |
|--|-------------------------------------|--------------------------------|-------------------------------------|
| 17. Forecast of relief to be provided in 2016-17 | <input type="text" value="-4,075"/> | <input type="text" value="0"/> | <input type="text" value="-4,075"/> |
|--|-------------------------------------|--------------------------------|-------------------------------------|

Rural rate relief

| | | | |
|--|--------------------------------|--------------------------------|--------------------------------|
| 18. Forecast of relief to be provided in 2016-17 | <input type="text" value="0"/> | <input type="text" value="0"/> | <input type="text" value="0"/> |
|--|--------------------------------|--------------------------------|--------------------------------|

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDRT
2016-17**

All figures must be entered in whole £

Please check the Validation tab and answer the validation queries that need to be answered

Ver 1.31

Local Authority : Stevenage

PART 2: NET RATES PAYABLE

You should complete column 1 only

| | Column 1 BA Area (exc. Designated areas) | Column 2 Designated areas | Column 3 TOTAL (All BA Area) |
|---|--|---------------------------------|------------------------------------|
| 19. Forecast of mandatory reliefs to be provided in 2016-17 (Sum of lines 15 to 18) | -1,173,600 | 0 | |
| 20. Changes as a result of estimated growth/decline in mandatory relief (+ = decline, - = increase) | -50,417 | 0 | |
| 21. Total forecast mandatory reliefs to be provided in 2016-17 | -1,224,017 | 0 | -1,224,017 |

UNOCCUPIED PROPERTY (See Note H) (All data should be entered as -ve unless specified otherwise)

| | | | |
|---|-------------------|----------|-------------------|
| Partially occupied hereditaments | | | |
| 22. Forecast of 'relief' to be provided in 2016-17 | -131,880 | 0 | -131,880 |
| Empty premises | | | |
| 23. Forecast of 'relief' to be provided in 2016-17 | -1,726,243 | 0 | -1,726,243 |
| 24. Forecast of unoccupied property 'relief' to be provided in 2016-17 (Line 22 + line 23) | -1,858,123 | 0 | |
| 25. Changes as a result of estimated growth/decline in unoccupied property 'relief' (+ = decline, - = increase) | -100,833 | 0 | |
| 26. Total forecast unoccupied property 'relief' to be provided in 2016-17 | -1,958,956 | 0 | -1,958,956 |

DISCRETIONARY RELIEFS (See Note J) (All data should be entered as -ve unless specified otherwise)

Charitable occupation

27. Forecast of relief to be provided in 2016-17

| | | |
|----------|---|----------|
| -125,985 | 0 | -125,985 |
|----------|---|----------|

Non-profit making bodies

28. Forecast of relief to be provided in 2016-17

| | | |
|---------|---|---------|
| -16,674 | 0 | -16,674 |
|---------|---|---------|

Community Amateur Sports Clubs (CASCs)

29. Forecast of relief to be provided in 2016-17

| | | |
|--------|---|--------|
| -1,019 | 0 | -1,019 |
|--------|---|--------|

Rural shops etc

30. Forecast of relief to be provided in 2016-17

| | | |
|---|---|---|
| 0 | 0 | 0 |
|---|---|---|

Small rural businesses

31. Forecast of relief to be provided in 2016-17

| | | |
|---|---|---|
| 0 | 0 | 0 |
|---|---|---|

Other ratopayers

32. Forecast of relief to be provided in 2016-17

| | | |
|---|---|---|
| 0 | 0 | 0 |
|---|---|---|

33. Relief given to Case A hereditaments

of which:

of which:

34. Relief given to Case B hereditaments

| |
|---|
| 0 |
|---|

| |
|---|
| 0 |
|---|

**PROVISIONAL NATIONAL NON-HOMESIDE RATES RETURN - NNDRT
2016-17**

All figures must be entered in whole £

Please check the Validation tab and answer the validation queries that need to be answered

Ver 1.31

Local Authority : Stevenage

PART 2: NET RATES PAYABLE

You should complete column 1 only

Column 1
BA Area (exc.
Designated areas)

Column 2
Designated
areas

Column 3
TOTAL
(All BA Area)

35. Forecast of discretionary relief to be provided in 2016-17 (Sum of lines 27 to 32)

-143,878

36. Changes as a result of estimated growth/decline in discretionary relief (+ = decline, - = increase)

-20,167

37. Total forecast discretionary relief to be provided in 2016-17

-163,845

**DISCRETIONARY RELIEFS FUNDED THROUGH SECTION 31 GRANT
(See Note K) (All data should be entered as -ve unless specified otherwise)
"New Empty" properties**

38. Forecast of relief to be provided in 2016-17

-153,076

"Long term empty" properties

39. Forecast of relief to be provided in 2016-17

-38,425

In lieu of Transitional Relief

40. Payments to ratepayers in lieu of Transitional Relief in 2016-17

-4,000

41. Forecast of discretionary reliefs funded through S31 grant to be provided in 2016-17 (Sum of lines 38 to 39)

-195,501

42. Changes as a result of estimated growth/decline in Section 31 discretionary relief (+ = decline, - = increase)

-51,425

43. Total forecast of discretionary reliefs funded through S31 grant to be provided in 2016-17

-246,926

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

£ 47,866,816

Checked by Chief Financial / Section 151 Officer :



PROVISIONAL NATIONAL NON-RESIDENT RATES RETURN (NDR)
2016-17

All figures must be entered in pounds

Please check the value entered in the amount payable column and read the instructions

6/17

Local Authority : Stovenage

PART 3: COLLECTABLE RATES AND DISREGARDED AMOUNTS

You should complete column 1 only

| | Column 1 | Designated areas | | | Column 5 |
|--|---|---|---|---|------------|
| | BA Area (exc. Designated areas) Complete this column | Column 2 Do not complete this column | Column 3 Do not complete this column | Column 4 Do not complete this column | |
| NET RATES PAYABLE | £ | | | | |
| 1. Sum payable by rate payers after taking account of transitional adjustments, empty property rate, mandatory and discretionary reliefs | 47,866,816 | | | | 47,866,816 |
| (LESS) LOSSES | | | | | |
| 2. Estimated bad debts in respect of 2016-17 rates payable | -800,000 | | | | -800,000 |
| 3. Estimated repayments in respect of 2016-17 rates payable | -811,000 | | | | -811,000 |
| COLLECTABLE RATES | | | | | |
| 4. Net Rates payable less losses | 46,255,816 | | | | 46,255,816 |
| DISREGARDED AMOUNTS | | | | | |
| 5. Renewable Energy | 0 | | | | |
| 6. Transitional Protection Payment | | | | | |
| 7. Baseline | | | | | |
| DISREGARDED AMOUNTS | | | | | |
| 8. Total Disregarded Amounts | | | | | 0 |

Checked by Chief Financial / Section 161 Officer : _____

STEVENAGE WATER AND SEWERAGE BOARD

Financial Year 2015-16

Statement of Financial Position - Collection Fund

Local Authority : Stevenage

PART 4: ESTIMATED COLLECTION FUND BALANCE

OPENING BALANCE

1. Opening Balance (From Collection Fund Statement)

£

£

1,550,133

BUSINESS RATES CREDITS AND CHARGES

2. Business rates credited and charged to the Collection Fund in 2015-16

48,205,088

3. Sums written off in excess of the allowance for non-collection

0

4. Changes to the allowance for non-collection

-828,000

5. Amounts charged against the provision for appeals following RV list changes

0

6. Changes to the provision for appeals

-411,245

7. Total business rates credits and charges (Total lines 2 to 6)

48,067,843

OTHER RATES RETENTION SCHEME CREDITS

8. Transitional protection payments received, or to be received in 2015-16

0

9. Transfers/payments to the Collection Fund for end-year reconciliations

0

10. Transfers/payments into the Collection Fund in 2015-16 in respect of a previous year's deficit

0

11. Total Other Credits (Total lines 8 to 10)

0

OTHER RATES RETENTION SCHEME CHARGES

12. Transitional protection payments made, or to be made, in 2015-16

-78,021

13. Payments made, or to be made, to the Secretary of State in respect of the central share in 2015-16

-23,858,719

14. Payments made, or to be made to, major precepting authorities in respect of business rates income in 2015-16

-4,771,744

15. Transfers made, or to be made, to the billing authority's General Fund in respect of business rates income in 2015-16

-19,088,976

16. 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 2015-16

-112,274

17. Transfers/payments from the Collection Fund for end-year reconciliations

0

18. Transfers/payments made from the Collection Fund in 2015-16 in respect of a previous year's surplus

-2,949,721

19. Total Other Charges (Total lines 12 to 18)

-50,857,455

20. Adjustment for 5-Year Spread

0

ESTIMATED SURPLUS/(DEFICIT) ON COLLECTION FUND IN RESPECT OF FINANCIAL YEAR 2015-16

21. Opening balance plus total credits, less total charges, plus adjustment for 5-year spread (Total lines 1, 7, 11, 19 & 20)

£
-2,339,459

Checked by Chief Financial / Section 151 Officer

[Redacted Signature]