

<b>Title of Report:</b>	<b>Estimates Penny Product Forecast 1st Draft</b>
<b>Committee Report Submitted To:</b>	<b>Finance Committee</b>
<b>Date of Meeting:</b>	<b>11 December 2025</b>
<b>For Decision or For Information</b>	<b>For decision</b>
<b>To be discussed In Committee YES/NO</b>	<b>No</b>

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

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

<b>Legal Considerations</b>	
Input of Legal Services Required	<b>YES/NO</b>
Legal Opinion Obtained	<b>YES/NO</b>

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

## **1.0 Purpose of Report**

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

## **2.0 Background**

LPS have issued to Councils the first in year forecast for the EPP based on figures at 31 October 2025. The forecast for Causeway Coast and Glens Borough Council gives an EPP of £2,178,670 compared to £2,064,190 which was used in calculating our rate for the current year. The EPP figures this year are distorted by the effect of the Non-Domestic Revaluation which whilst there appears to be a healthy uplift in the raw EPP it is offset by the effect of the valuation causing the conversion factor which is used to calculate the domestic rate factor to change. The overall effect of the EPP equates to approximately 0.3%. It is clear Council cannot rely on rates base growth to overcome the ongoing cost pressures in the provision of services, other efficiencies or sources of revenue generation must be explored and maximised to minimise the impact upon our ratepayers. Officers are currently investigating any potential sizable properties which have been approved recently or are imminent so that they could be added to our EPP thereby reducing potential additional ratepayer burden.

### **2.1 EPP Analysis**

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

### **2.2 De-Rating Grant EPP Analysis**

The tables below also set out the revised EPP forecast for De-rating grant which has increased to £87,730, an increase of over 21%

<b>Figures used in EPP Calculation</b>	<b>CV Increase</b>	<b>63,447,000.00</b>		
	<b>% Increase</b>	<b>0.76%</b>		
<b>Domestic</b>				
	<b>26/27</b>	<b>25(26)</b>	<b>25(26)</b>	<b>24(25)</b>
	<b>Stage 1</b>	<b>Stage 2</b>	<b>Stage 1</b>	<b>Stage 2</b>
	<b>Nov25</b>	<b>Oct-24</b>	<b>Sep-24</b>	<b>Oct-23</b>
Rateable CV's	8,446,182,700	8,382,735,700	8,377,579,700	8,225,677,850
Collectable Rates %	96%	96%	96%	96%
<b>Losses</b>				
Allowances	1,104,410	1,076,584	1,076,584	1,029,667
Vacancies		3,990	3,990	-
Irrecoverables	592,241	416,479	416,479	288,108
REH Discharge	242,479	287,052	287,052	235,354
3% HB				
CAP	326,124	324,228	324,830	289,945
Cost of Collection	1,076,739	1,001,700	1,002,277	903,825
<b>Total</b>	<b>3,341,992</b>	<b>3,110,034</b>	<b>3,111,213</b>	<b>2,746,900</b>
<b>Gross Rate Income</b>	86,561,607.90	<b>81,896,896.89</b>	<b>81,886,346.53</b>	<b>77,014,510.25</b>
% Total Losses/Gross Rate Income	96.14	96.20	96.20	96.43
Domestic EPP (CV's X Loss %)	81,201,600.48	80,641,917.43	80,592,316.71	79,320,211.51
Rounded	81,201,600.00	80,641,910.00	80,592,310.00	79,320,210.00
Conversion Factor/Growth Factor	<b>0.017064</b>	0.016128	0.016128	0.016128
Domestic EPP Converted	1,385,635	1,300,593	1,299,793	1,279,276
Rounded	1,385,630	1,300,590	1,299,790	1,279,270
EPP (Dom + Ndom)	<b>2,178,670</b>	<b>2,061,990</b>	<b>2,060,110</b>	<b>2,036,500</b>
Check this agreed to row 32		0.09%	1.16%	
<b>De-rated EPP</b>	<b>87,730</b>	<b>72,360</b>	<b>72,390</b>	<b>72,270</b>
<b>DRG % Increase</b>	<b>21.24%</b>			

NAV increase (including Reval impa	4,257,093.00			
<b>% Increase</b>	<b>5.22%</b>			
<b>Non Domestic</b>				
	<b>26/27</b>	<b>25(26)</b>	<b>25(26)</b>	<b>24(25)</b>
	<b>Stage 1</b>	<b>Stage 2</b>	<b>Stage 1</b>	<b>Stage 2</b>
	<b>Nov25</b>	<b>Oct-24</b>	<b>Sep-24</b>	<b>Oct-23</b>
Rateable NAV's	85,734,643.00	81,477,550.00	81,370,000.00	81,005,210.00
	92.50%	93.45%	93.44%	93.48%
<b>Losses</b>				
Allowances	7,263	7,263.32	7,263.32	5,211.86
Vacancies	267,821	250,220.00	249,716.41	244,818.65
Irrecoverables	727,786	383,243.60	383,243.60	250,444.09
3mth Vacant Rating	162,494	121,335.96	121,335.96	134,192.10
NDVR 50%	962,914	972,603.08	972,603.08	1,018,694.15
NDVR Exclusions	859,324	764,665.67	764,665.67	701,321.62
Cost of Collection	694,033	618,249.49	618,169.04	565,196.54
<b>Total</b>	<b>3,681,635</b>	<b>3,117,581</b>	<b>3,116,997</b>	<b>2,919,879</b>
<b>Gross Rate Income</b>	<b>49,076,022</b>	<b>47,608,434.07</b>	<b>47,528,917.39</b>	<b>44,774,629.93</b>
% Total Losses/Gross Rate Income	92.50	93.45	93.44	93.48
Non Dom EPP (NAV's X Loss%)	793,045	761,408	760,321	757,237
Rounded	793,040	761,400	760,320	757,230

### 3.0 Recommendation

**It is recommended that** Council approve the CFO to include the draft Estimated Penny Product which is most beneficial to Council in the draft estimates to be presented to the January Finance Committee.

**It is further recommended that** Council approve the use of the revised De-rating grant EPP in the draft rates estimates.