

Title of Report:	Actual Penny Product Forecast analysis
Committee Report Submitted To:	Finance Committee
Date of Meeting:	22 January 2026
For Decision or For Information	For information
To be discussed In Committee YES/NO	No

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

Estimated Timescale for Completion	
Date to be Completed	

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

Legal Considerations	
Input of Legal Services Required	YES/NO
Legal Opinion Obtained	YES/NO

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

1.0 Purpose of Report

The purpose of this report is to inform members of the latest Actual Penny Product (APP) forecast supplied by Land and Property Services (LPS).

2.0 Background

LPS has issued to Councils further in year forecasts as at 31 October and 30 November 2025. The forecast for Causeway Coast and Glens Borough Council has been based on in year assumptions:

2.1 Monthly Analysis

Month	Jun	Jul	Aug	Sep	Oct	Nov
Forecast	£(21)	£28	£118	£204	£670	£739

All figures £'000

2.2 Additional analysis

The figures indicate significantly improved projected finalisation in terms of rates income for Council, a very encouraging position for Council to be in although there could still be reductions before year end. As previously reported it is worth noting that costs of collection have increased significantly from last year due to back date pay awards for civil service staff.

3.0 APP analysis

The tables below set out the analysis of the APP forecast for the current financial year in terms of both domestic and non-domestic properties.

APP Analysis 2025/26							
Causeway Coast & Glens							
	In Year	In Year	In Year	In Year	In Year	In Year	In Year
	25/26	25/26	25/26	25/26	25/26	25/26	24/25
Domestic	November	October	September	August	July	June	March
Gross Rate Income	87,260,638	86,978,361	86,410,784	86,250,285	86,115,793	86,029,774	82,013,644
Losses							
Allowances	(1,138,628)	(1,134,570)	(1,104,410)	(1,095,809)	(1,095,809)	(1,095,809)	(1,095,809)
Vacancies	(168)	(168)	(168)	(74)	(74)	(74)	(3,878)
REH's Discharge	(232,614)	(227,878)	(220,436)	(194,479)	(287,052)	(287,052)	(267,419)
Irrecoverables	(416,479)	(416,479)	(416,479)	(416,479)	(416,479)	(416,479)	(395,690)
CAP	(326,124)	(326,124)	(326,124)	(326,124)	(326,124)	(326,124)	(307,400)
Cost of Collection	(1,072,867)	(1,072,276)	(1,071,467)	(1,070,900)	(1,070,342)	(1,070,774)	(980,603)
Total Losses	(3,186,880)	(3,177,495)	(3,139,083)	(3,103,864)	(3,195,880)	(3,196,312)	(3,050,799)
Income less Losses	84,073,758	83,800,867	83,271,700	83,146,421	82,919,913	82,833,462	78,962,845
% Collectable	96.35%	96.35%	96.37%	96.40%	96.29%	96.28%	96.28%
District Rate	0.4936	0.4936	0.4936	0.4936	0.4936	0.4936	0.4762
Regional Rate	0.5294	0.5294	0.5294	0.5294	0.5294	0.5294	0.5042
Total Rate	1.0230	1.0230	1.0230	1.0230	1.0230	1.0230	0.9804
District Due Domestic	40,565,794	40,434,123	40,178,799	40,118,351	40,009,061	39,967,348	38,353,842
District Due Non Domestic	23,280,594	23,343,145	23,132,170	23,107,124	23,125,482	23,118,673	22,388,518
Total District Due	63,846,388	63,777,268	63,310,969	63,225,476	63,134,543	63,086,021	60,742,360
To be paid	(63,107,024)	(63,107,024)	(63,107,024)	(63,107,024)	(63,107,024)	(63,107,024)	(60,134,188)
Finalisation	739,364	670,244	203,945	118,452	27,519	(21,003)	608,172

	In Year 25/26	In Year 25/26	In Year 25/26	In Year 25/26	In Year 25/26	In Year 25/26	In Year 24/25
Non Domestic	November	October	September	August		June	March
Gross Rate Income	49,433,389	49,437,660	49,076,022	49,020,299	49,059,338	49,034,177	47,423,607
Losses							
Allowances	(6,745)	(6,835)	(7,263)	(7,263)	(7,263)	(7,263)	(6,267)
Vacancies	(267,998)	(268,971)	(267,821)	(267,366)	(269,639)	(269,946)	(251,076)
Irrecoverables	(383,244)	(383,244)	(383,244)	(383,244)	(383,244)	(383,244)	(485,230)
3mth Vacant Rating	(162,494)	(162,494)	(162,494)	(162,494)	(162,494)	(162,494)	(162,494)
NDVR 50%	(1,042,014)	(913,270)	(962,914)	(956,941)	(956,941)	(950,528)	(754,747)
NDVR Exclusion	(844,377)	(852,546)	(859,324)	(859,328)	(859,328)	(853,057)	(722,719)
Cost of Collection	(709,141)	(709,283)	(708,967)	(709,175)	(709,652)	(710,327)	(649,360)
	(3,416,013)	(3,296,642)	(3,352,026)	(3,345,810)	(3,348,562)	(3,336,860)	(3,031,892)
	46,017,376	46,141,018	45,723,996	45,674,489	45,710,776	45,697,317	44,391,715
	93.09%	93.33%	93.17%	93.17%	93.17%	93.19%	93.61%
	31	31	31	31	31	31	30
	30	30	30	30	30	30	29
	60.4949	60.4949	60.4949	60.4949	60.4949	60.4949	58.5482
	23,280,594	23,343,145	23,132,170	23,107,124	23,125,482	23,118,673	22,388,518

4.0 Revaluations

There are still a number of outstanding revaluation challenge cases and whilst they could impact on our future rates income most of the significant challenges have by now been dealt with.

5.0 Recommendation

It is recommended that Council note the report.