



Title of Report:	Estimates Penny Product Forecast Final Draft
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

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 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 final in year forecast for the EPP based on figures at 31 December 2025. The forecast for Causeway Coast and Glens Borough Council gives an EPP of £2,349,530 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 £88,020, an increase of over 21%. These figures have been incorporated into the latest rates estimates calculation.

EPP Analysis 2026(27)					
Causeway Coast & Glens Council					
Figures used in EPP Calculation	CV Increase	-	63,447,000.00		
	% Increase	0.00%	0.76%		
Domestic					
	26/27	26/27	25(26)	25(26)	24(25)
	Stage 2	Stage 1	Stage 2	Stage 1	Stage 2
	Dec25	Nov25	Oct-24	Sep-24	Oct-23
Rateable CV's	8,446,182,700	8,446,182,700	8,382,735,700	8,377,579,700	8,225,677,850
Collectable Rates %	96%	96%	96%	96%	96%
Losses					
Allowances	1,104,410	1,104,410	1,076,584	1,076,584	1,029,667
Vacancies			3,990	3,990	-
Irrecoverables	493,534	592,241	416,479	416,479	288,108
REH Discharge	242,479	242,479	287,052	287,052	235,354
3% HB					
CAP	326,124	326,124	324,228	324,830	289,945
Cost of Collection	1,112,501	1,076,739	1,001,700	1,002,277	903,825
Total	3,279,047	3,341,992	3,110,034	3,111,213	2,746,900
Gross Rate Income	86,561,607.90	86,561,607.90	81,896,896.89	81,886,346.53	77,014,510.25
% Total Losses/Gross Rate Income	96.21	96.14	96.20	96.20	96.43
Domestic EPP (CV's X Loss %)	81,260,723.76	81,201,600.48	80,641,917.43	80,592,316.71	79,320,211.51
Rounded	81,260,720.00	81,201,600.00	80,641,910.00	80,592,310.00	79,320,210.00
Conversion Factor/Growth Factor	0.018325	0.017064	0.016128	0.016128	0.016128
Domestic EPP Converted	1,489,103	1,385,635	1,300,593	1,299,793	1,279,276
Rounded	1,489,100	1,385,630	1,300,590	1,299,790	1,279,270
EPP (Dom + Ndom)	2,349,530	2,178,670	2,061,990	2,060,110	2,036,500
Check this agreed to row 32			0.09%	1.16%	
De-rated EPP	88,020	87,730	72,360	72,390	72,270
DRG % Increase	0.33%	21.24%			

Non Domestic					
	26/27	26/27	25(26)	25(26)	24(25)
	Stage 2	Stage 1	Stage 2	Stage 1	Stage 2
	Dec25	Nov25	Oct-24	Sep-24	Oct-23
Rateable NAV's	92,748,898.50	85,734,643.00	81,477,550.00	81,370,000.00	81,005,210.00
	92.77%	92.50%	93.45%	93.44%	93.48%
Losses					
Allowances	7,263	7,263	7,263.32	7,263.32	5,211.86
Vacancies	267,821	267,821	250,220.00	249,716.41	244,818.65
Irrecoverables	606,489	727,786	383,243.60	383,243.60	250,444.09
3mth Vacant Rating	162,494	162,494	121,335.96	121,335.96	134,192.10
NDVR 50%	962,914	962,914	972,603.08	972,603.08	1,018,694.15
NDVR Exclusions	859,324	859,324	764,665.67	764,665.67	701,321.62
Cost of Collection	682,724	694,033	618,249.49	618,169.04	565,196.54
Total	3,549,029	3,681,635	3,117,581	3,116,997	2,919,879
Gross Rate Income	49076021.89	49,076,022	47,608,434.07	47,528,917.39	44,774,629.93
% Total Losses/Gross Rate Income	92.77	92.50	93.45	93.44	93.48
Non Dom EPP (NAV's X Loss%)	860,432	793,045	761,408	760,321	757,237
Rounded	860,430	793,040	761,400	760,320	757,230