

Title of Report:	Actual Penny Product Forecast analysis
Committee Report Submitted To:	Finance Committee
Date of Meeting:	8 October 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 the latest in year forecasts as at 31 August 2026. The forecast for Causeway Coast and Glens Borough Council has been based on in year assumptions:

2.1 Monthly Analysis

Month	Jun	Jul	Aug
Forecast	£514	£505	£596

All figures £'000

2.2 Additional analysis

The figures indicate a positive projected finalisation in terms of rates income for Council, a very encouraging position for Council to be in at this stage however it is early in the financial year and many factors can and will impact the final outcome.

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	In Year	
	26/27	26/27	26/27	25/26		26/27	26/27	26/27	25/26	
Domestic	August	July	June	March	Non Domestic	August	July	June	March	
Gross Rate Income	90,432,038	90,381,319	90,313,700	87,596,654	Gross Rate Income	52,379,090	52,363,104	52,415,681	49,525,733	
Losses					Losses					
Allowances	(1,137,997)	(1,137,997)	(1,137,997)	(1,137,997)	Allowances	(7,263)	(7,263)	(7,263)	(6,745)	
Vacancies	0	0	0	(168)	Vacancies	(264,043)	(267,885)	(264,871)	(271,327)	
REH's Discharge	(256,452)	(256,452)	(256,452)	(256,452)	Irrecoverables	(776,905)	(776,905)	(776,905)	(771,502)	
Irrecoverables	(573,984)	(573,984)	(573,984)	(574,769)	3mth Vacant Rating	(162,494)	(162,494)	(162,494)	(161,254)	
CAP	(346,864)	(346,864)	(348,026)	(331,149)	NDVR 50%	(1,198,194)	(1,093,214)	(1,059,221)	(1,059,931)	
Cost of Collection	(1,118,351)	(1,118,406)	(1,118,757)	(1,112,651)	NDVR Exclusion	(582,263)	(798,710)	(805,761)	(859,183)	
					Cost of Collection	(743,062)	(742,710)	(741,901)	(738,907)	
Total Losses	(3,433,648)	(3,433,703)	(3,435,216)	(3,413,185)		(3,734,225)	(3,849,181)	(3,818,416)	(3,868,848)	
Income less Losses	86,998,390	86,947,615	86,878,484	84,183,469		48,644,865	48,513,923	48,597,266	45,656,884	
% Collectable	96.20%	96.20%	96.20%	96.10%		92.87%	92.65%	92.72%	92.19%	
District Rate	0.5101	0.5101	0.5101	0.4936		32	32	32	31	
Regional Rate	0.5559	0.5559	0.5559	0.5294		31	31	31	30	
Total Rate	1.0660	1.0660	1.0660	1.0230		62.4187	62.4187	62.4187	60.4949	
District Due Domestic	41,630,280	41,605,984	41,572,903	40,618,730		24,649,245	24,582,895	24,625,126	23,098,218	
District Due Non Domestic	24,649,245	24,582,895	24,625,126	23,098,218						
Total District Due	66,279,525	66,188,878	66,198,029	63,716,947						
To be paid	(65,683,639)	(65,683,639)	(65,683,639)	(63,107,024)						
Finalisation	595,886	505,239	514,390	609,923						

4.0 Revaluations

Uncertainty still exists around Revaluation 2026 which remains suspended, in addition there are still 107 remaining challenges to previous revaluations, one significant case which dates back to 2015 is still ongoing, any backdating on a case such as this will have a major impact on our rates finalisation.

5.0 Recommendation

It is recommended that Council note the report.