Causeway Coast & Glens Borough Council

Title of Report:	**Actual Penny Product Forecast analysis**
Committee Report Submitted To:	**Finance Committee**
Date of Meeting:	**12 November 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 forecast as at 30 September 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	**Sep**
Forecast	**£514**	£505	£596	**£658**

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

Domestic	In Year 26/27 September	In Year 26/27 August	In Year 26/27 July	In Year 26/27 June	In Year 25/26 March
Gross Rate Income	**90,468,375**	**90,432,038**	**90,381,319**	**90,313,700**	**87,596,654**
Losses					
Allowances	(1,137,997)	(1,137,997)	(1,137,997)	(1,137,997)	(1,137,997)
Vacancies	0	0	0	0	(168)
REH's Discharge	(256,452)	(256,452)	(256,452)	(256,452)	(256,452)
Irrecoverables	(573,984)	(573,984)	(573,984)	(573,984)	(574,769)
CAP	(346,864)	(346,864)	(346,864)	(348,026)	(331,149)
Cost of Collection	(1,117,979)	(1,118,351)	(1,118,406)	(1,118,757)	(1,112,651)
Total Losses	**(3,433,276)**	**(3,433,648)**	**(3,433,703)**	**(3,435,216)**	**(3,413,185)**
Income less Losses	**87,035,099**	**86,998,390**	**86,947,615**	**86,878,484**	**84,183,469**
% Collectable	*96.20%*	*96.20%*	*96.20%*	*96.20%*	*96.10%*
District Rate	0.5101	0.5101	0.5101	0.5101	0.4936
Regional Rate	0.5559	0.5559	0.5559	0.5559	0.5294
Total Rate	**1.0660**	**1.0660**	**1.0660**	**1.0660**	**1.0230**
District Due Domestic	41,647,846	41,630,280	41,605,984	41,572,903	40,618,730
District Due Non Domestic	24,693,717	24,649,245	24,582,895	24,625,126	23,098,218
Total District Due	**66,341,564**	**66,279,525**	**66,188,878**	**66,198,029**	**63,716,947**
To be paid	(65,683,639)	(65,683,639)	(65,683,639)	(65,683,639)	(63,107,024)
Finalisation	**657,925**	**595,886**	**505,239**	**514,390**	**609,923**

Non Domestic	In Year 26/27 September	In Year 26/27 August	In Year 26/27 July	In Year 26/27 June	In Year 25/26 March
Gross Rate Income	**52,563,085**	**52,379,090**	**52,363,104**	**52,415,681**	**49,525,733**
Losses					
Allowances	(7,838)	(7,263)	(7,263)	(7,263)	(6,745)
Vacancies	(257,120)	(264,043)	(267,885)	(264,871)	(271,327)
Irrecoverables	(776,905)	(776,905)	(776,905)	(776,905)	(771,502)
3mth Vacant Rating	(162,494)	(162,494)	(162,494)	(162,494)	(161,254)
NDVR 50%	(1,105,345)	(1,198,194)	(1,093,214)	(1,059,221)	(1,059,931)
NDVR Exclusion	(776,260)	(582,263)	(798,710)	(805,761)	(859,183)
Cost of Collection	(744,492)	(743,062)	(742,710)	(741,901)	(738,907)
Total Losses	**(3,830,454)**	**(3,734,225)**	**(3,849,181)**	**(3,818,416)**	**(3,868,848)**
48,732,630	**48,644,865**	**48,513,923**	**48,597,266**	**45,656,884**
92.71%	*92.87%*	*92.65%*	*92.72%*	*92.19%*
32	32	32	32	31
31	31	31	31	30
62.4187	**62.4187**	**62.4187**	**62.4187**	**60.4949**
24,693,717	24,649,245	24,582,895	24,625,126	23,098,218

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.