



Title of Report:	Actual Penny Product Forecast analysis
Committee Report Submitted To:	Finance Committee
Date of Meeting:	14 May 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 final in year forecasts as at 31 March 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	Oct	Nov	Dec	Jan	Feb	Mar
Forecast	£(21)	£28	£118	£204	£670	£739	£913	£994	£957	£610

All figures £'000

2.2 Additional analysis

The figures indicate a reduced projected finalisation in terms of rates income for Council in comparison to previous months, a very encouraging position for Council to be in. 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. Additionally members are reminded that LPS have been carrying out debt write-offs in respect of rates, resulting in the reduced finalisation of £610k. It should be noted that this is an unaudited figure and may change slightly following audit of LPS Annual Accounts.

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 25/26 March	In Year 25/26 February	In Year 25/26 January	In Year 25/26 December	In Year 25/26 November	In Year 25/26 October	In Year 25/26 September	In Year 25/26 August	In Year 25/26 July	In Year 25/26 June
Gross Rate Income	87,596,654	87,593,868	87,585,602	87,458,194	87,260,638	86,978,361	86,410,784	86,250,285	86,115,793	86,029,774
Losses										
Allowances	(1,137,997)	(1,138,990)	(1,139,046)	(1,139,456)	(1,138,628)	(1,134,570)	(1,104,410)	(1,095,809)	(1,095,809)	(1,095,809)
Vacancies	(168)	(168)	(168)	(168)	(168)	(168)	(168)	(74)	(74)	(74)
REH's Discharge	(256,452)	(248,714)	(235,943)	(239,377)	(232,614)	(227,878)	(220,436)	(194,479)	(287,052)	(287,052)
Irrecoverables	(574,769)	(417,264)	(150,298)	(416,479)	(416,479)	(416,479)	(416,479)	(416,479)	(416,479)	(416,479)
CAP	(331,149)	(331,149)	(330,502)	(326,124)	(326,124)	(326,124)	(326,124)	(326,124)	(326,124)	(326,124)
Cost of Collection	(1,112,651)	(1,072,219)	(1,072,219)	(1,072,798)	(1,072,867)	(1,072,276)	(1,071,467)	(1,070,900)	(1,070,342)	(1,070,774)
Total Losses	(3,413,185)	(3,208,504)	(2,928,175)	(3,194,403)	(3,186,880)	(3,177,495)	(3,139,083)	(3,103,864)	(3,195,880)	(3,196,312)
Income less Losses	84,183,469	84,385,364	84,657,426	84,263,792	84,073,758	83,800,867	83,271,700	83,146,421	82,919,913	82,833,462
% Collectable	96.10%	96.34%	96.66%	96.35%	96.33%	96.35%	96.37%	96.40%	96.29%	96.28%
District Rate	0.4936	0.4936	0.4936	0.4936	0.4936	0.4936	0.4936	0.4936	0.4936	0.4936
Regional Rate	0.5294	0.5294	0.5294	0.5294	0.5294	0.5294	0.5294	0.5294	0.5294	0.5294
Total Rate	1.0230	1.0230	1.0230	1.0230	1.0230	1.0230	1.0230	1.0230	1.0230	1.0230
District Due Domestic	40,618,730	40,716,145	40,847,415	40,657,485	40,565,794	40,434,123	40,178,799	40,118,351	40,009,061	39,967,348
District Due Non Domestic	23,098,218	23,348,252	23,359,594	23,362,515	23,280,594	23,343,145	23,132,170	23,107,124	23,125,482	23,118,673
Total District Due	63,716,947	64,064,397	64,207,009	64,020,000	63,846,388	63,777,268	63,310,969	63,225,476	63,134,543	63,086,021
To be paid	(63,107,024)	(63,107,024)	(63,107,024)	(63,107,024)	(63,107,024)	(63,107,024)	(63,107,024)	(63,107,024)	(63,107,024)	(63,107,024)
Finalisation	609,923	957,373	1,099,985	912,976	739,364	670,244	203,945	118,452	27,519	(21,003)

	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 25/26	In Year 25/26	In Year 25/26	In Year 25/26
Non Domestic	March	February	January	December	November	October	September	August		June
Gross Rate Income	49,525,733	49,519,700	49,594,072	49,606,321	49,433,389	49,437,660	49,076,022	49,020,299	49,059,338	49,034,177
Losses										
Allowances	(6,745)	(6,745)	(6,745)	(6,745)	(6,745)	(6,835)	(7,263)	(7,263)	(7,263)	(7,263)
Vacancies	(271,327)	(271,296)	(274,708)	(267,187)	(267,998)	(268,971)	(267,821)	(267,366)	(269,639)	(269,946)
Irrecoverables	(771,502)	(383,296)	(432,728)	(383,244)	(383,244)	(383,244)	(383,244)	(383,244)	(383,244)	(383,244)
3mth Vacant Rating	(161,254)	(163,874)	(158,113)	(162,494)	(162,494)	(162,494)	(162,494)	(162,494)	(162,494)	(162,494)
NDVR 50%	(1,059,931)	(1,021,888)	(1,026,760)	(1,052,374)	(1,042,014)	(913,270)	(962,914)	(956,941)	(956,941)	(950,528)
NDVR Exclusion	(859,183)	(810,365)	(810,365)	(844,377)	(844,377)	(852,546)	(859,324)	(859,328)	(859,328)	(853,057)
Cost of Collection	(738,907)	(711,123)	(711,123)	(710,596)	(709,141)	(709,283)	(708,967)	(709,175)	(709,652)	(710,327)
	(3,868,848)	(3,368,587)	(3,420,541)	(3,427,017)	(3,416,013)	(3,296,642)	(3,352,026)	(3,345,810)	(3,348,562)	(3,336,860)
	45,656,884	46,151,113	46,173,531	46,179,305	46,017,376	46,141,018	45,723,996	45,674,489	45,710,776	45,697,317
	92.19%	93.20%	93.10%	93.09%	93.09%	93.33%	93.17%	93.17%	93.17%	93.19%
	31	31	31	31	31	31	31	31	31	31
	30	30	30	30	30	30	30	30	30	30
	60.4949	60.4949	60.4949	60.4949	60.4949	60.4949	60.4949	60.4949	60.4949	60.4949
	23,098,218	23,348,252	23,359,594	23,362,515	23,280,594	23,343,145	23,132,170	23,107,124	23,125,482	23,118,673

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.