LONDON BOROUGH OF CAMDEN	WARDS: All
REPORT TITLE Approval of Resource Base for Council Tax and Business Rates (CS/2026/02)	
REPORT OF Cabinet Member for Finance and Cost of Living	
FOR SUBMISSION TO Cabinet Council	**DATE** 14 January 2026 19 January 2026

STRATEGIC CONTEXT

We Make Camden is our joint vision for the borough, developed in partnership with our communities. A rigorous approach to budget setting and financial planning, focused on making the best use of our resources and maintaining financial resilience despite a challenging operating environment is a key component of our work to protect vital services and support for our residents and business community.

The Council Tax Base is used as a basis to determine the levels of Council Tax raised locally to fund services, alongside our share of the income collected for Business rates, and feeds into the annual budget setting process.

Local Council Tax and Business rates income therefore forms a key part of our medium-term financial planning. Setting the right level of Council Tax and ensuring it is collected efficiently and effectively is essential to maintaining a balanced budgetary position and sustaining the services and support our residents rely on. This work helps prevent people from falling into debt and supports their long-term financial security, a core ambition of We Make Camden.

SUMMARY OF REPORT

This report seeks approval of the resource bases for both Council Tax and Business Rates.

The Council Tax base shows the number of dwellings in the borough, and any discounts, exemptions or premiums that have been granted. This data is primarily used to establish the amount of Council Tax that can be raised locally to fund services, as well as a wide range of other purposes, including grant allocations and policy development. It is also used by the Greater London Authority and the Garden Square Committees to work out their precept on the Council Tax.

The Business Rates Base shows how much in Business Rates is likely to raised when rates are charged at the levels set by Central Government and any eligible reliefs or exemptions have been granted. The Council is required to submit a certified National Non-Domestic Rates 1 (NNDR1) return, containing a more detailed analysis of the Business Rates forecast, to both the Ministry of Housing, Communities and Local Government (MHCLG) and Greater London Authority (GLA) by the 31 January 2026.

The report is coming to the Cabinet and then to Council because the Constitution requires the Council to approve the Council Tax base every year and because the Business Rates yield forms an important part of the 2026-27 Budget and Council Tax setting report which is due to come to Cabinet in February.

In addition, the report sets out the local decisions Camden have made over previous years regarding various discounts and exemptions permitted in overriding legislation and regulations. Officers consider as they are directly relevant to this report and as they have significance with regard to the base calculation it is appropriate to on occasion present them to Cabinet and Council in full. By setting them out in full, while they have developed piece meal over the last decade, it ensures that Cabinet and Council are clear as to local discounts that form part of our taxbase and their cumulative impact. These always appear in the calculation Council approves annually, but by presenting them this way it also allows Council to decide whether they wish to vary, revoke or explicitly confirm that these policies are to continue to apply in the subsequent financial year.

Local Government Act 1972 – Access to Information
No documents were used in the preparation of this report which are required to be listed.

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RECOMMENDATIONS

The Cabinet is asked to make the following recommendations to Council:

1. That the calculation of the Council Tax Base for the year 2026/2027 as set out in appendix 1 be approved.

2. That in accordance with Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012, the amount calculated by the London Borough of Camden as its Council Tax Base for the year 2025/2026 shall be 97,486 as shown in appendix 1.

3. That the tax base for the three Garden Squares as shown in appendix 2 shall be as follows:

Gordon Square	23.62
Fitzroy Square	66.06
Mecklenburgh Square	115.27

4. Having due regard to the contents of Appendix A, the review of the impact of the levy charges in the body of this report and the alternative taxbase presented were they to be revoked, to agree and recommend the Council to agree:

   (I) that the Long-Term Empty Homes Premium of 100% for properties empty for 1 year or more is chargeable for 2026/27
   (II) that the Long-Term Empty Homes Premium of 200% for properties empty for 5 years or more is chargeable for 2026/27
   (III) that the Long-Term Empty Homes Premium of 300% for properties empty for 10 years or more is chargeable for 2026/27
   (IV) that the Second Home Premium of 100% for properties meeting the Council Tax definition of second homes is chargeable for 2026/27
   (V) that empty and unfurnished properties continue to receive a 100% discount for the first month and standard council tax charge for the next 11 months (prior to the Long-Term Empty Homes Premium of 100% being applicable thereafter) for 2026/27
   (VI) that the 25% discount for homes that are uninhabitable or undergoing major works is still applicable for 2026/27

5. That the approach and assumptions for the calculation of the Council's business rates yield as set out in appendix 3 be approved.

6. That, in accordance with the Non-Domestic Rating (Rates Retention) Regulations 2013, the amount calculated by the London Borough of Camden as its Business Rates yield for the year 2026/2027 shall be c£760 million as shown in line 16 of Appendix 3.

7. That authority be delegated to the Section 151 Officer, following consultation with the Cabinet Member for Finance and Cost of Living, to make any adjustments to the calculation of the estimated Business Rates yield for year 2026/2027. This is to reflect any technical amendments to the calculations or late regulatory changes made by the Treasury.

8. That authority be delegated to the Section 151 Officer to submit the notification of the calculation of the estimated Non-Domestic Rates income to the Secretary of State and the Greater London Authority by 31 January 2026 via the formal NDR1 return process.

The Council is asked to:

1. Agree the Cabinet’s recommendations set out at 1- 8 above.

Signed: Director of Finance

Date: 2nd January 2025

1. CONTEXT AND BACKGROUND

1.1. The Council Tax Base forms a basis in determining the level of Council Tax raised locally to fund vital services for our community and has to be agreed annually. Local Council Tax and Business rates income forms a key part of our medium-term financial planning and funding strategy as the amount of tax required to be raised from these has risen significantly since 2010 to offset significant reductions in central government funding.

Council Tax

1.2. The report calculates the 2026/27 taxbase figure as 97,486 which is an increase on the 2025/26 tax base figure of 95,769.

1.3. Annually, Camden must work out how much next year's band D Council Tax should be so that the total tax that will be collected is sufficient to fund the budget required to pay for the vital services we provide to our community. To work out the band D Council Tax charge, the net budget requirement (an amount required to fund services) is divided by a figure called the Council Tax base (number of dwellings subject to Council Tax in Camden), which is calculated in this report.

1.4. The base calculation takes both national and local exemptions and discounts, including Council Tax Support, into consideration alongside levies the Council has introduced over the years in line with government schemes to try to get empty or unused properties back into use. Camden has no option but to apply national discounts and exemptions listed on pages 2 and 3 of Appendix A as they are determined in national regulations. However, the Council can revoke or vary local decisions previously implemented relating to levies on long-term empty and second homes (see page 4 & 5 of Appendix A) or the local discounts listed on pages 6 and 7 of appendix A (such as 1 month exemption for empty and unfurnished properties or the 25% discount for up to one year for uninhabitable properties or major works. Any decisions to revise or amend local decisions would need to be taken before the beginning of the financial year in which they apply, so the council can take into account the impact on the taxbase but also so that residents and taxpayers in the borough can get advance notice of the changes.

1.5. The Greater London Authority (GLA) and the 3 Garden Squares in the borough use the Tax Base figures to determine how much needs to be incorporated into 2026-27 Council Tax bills to fund their own services. The GLA precept is the part of Council Tax that goes towards funding London-wide transport, policing and fire services. The Garden Squares precept funds the upkeep, maintenance and improvement of 3 Garden Squares in the borough. Whilst collected as part of the Council Tax charge, these precepts are in addition to the core Council Tax charge for Camden and therefore any increases would be in addition to the amount Camden may increase (which is permitted to be up to a maximum of 4.99% without a referendum) or decrease the charges by in 2026/27.

Business Rates

1.6. This report estimates the Business Rates yield for 2026-2027 to be c£760m. The Council is required to submit a certified NNDR1 return, containing a more detailed analysis of this Business Rates forecast to DLUHC in January 2026. There is no proposed London wide Business Rates Pool for 2026-27 due to this in effect being a reset so there is unlikely to be any gain from a pool from any growth in bases. This means that Camden and all other London authorities will continue with the standard national arrangements for 2026-27.

1.7. Alongside Council Tax, Business Rates represents one of the largest sources of income for the Council. It is therefore crucial that we have a fair system that drives confidence, reflects local needs and incentivises local growth. Under the previous funding system, Camden retained approximately 16% of the Business Rates collected, paying back c84% to Central Government and the GLA combined with the Council able to retain up to 50% of any new growth in Business Rates. Under the new funding settlement post Fair Funding review the Council will retain an estimated 8% of the tax yield with the balance going to the GLA and central government. Growth for retention purposes in 2026/27 is unlikely, as Government plans to review the impact of the changes in 2027/28. Any growth in Camden's base could be recovered and redistributed nationally through pooling arrangements, creating a risk if Camden assumed we would retain any growth in the base in financial forecasting for 2026/27 and beyond.

Funding Reform

1.8. Following the Autumn Budget 2025, the government amended its previous Autumn Budget announcement regarding replacing the Retail, Hospitality and Leisure (RHL) discount with three new multipliers specific to eligible premises (separate to the normal national multipliers). Instead, it was announced two new multipliers for retail, hospitality and leisure (RHL) businesses would come into force and the non-retail multipliers would increase from two to three instead.

1.9. This change means that rather than larger retail, hospitality and leisure (RHL) businesses only in premises with a rateable value of £500,000 or more paying a levy to subsidise the two new lower multipliers for smaller businesses, all businesses with a rateable value of £500,000 or more will pay the levy. These two new RHL multipliers will replace the year-by-year previous RHL discounts which meant businesses could not plan / budget for the costs of Business Rates beyond the end of the financial year. It also means businesses who lost out on support because of a national 'cash cap' to meet subsidy requirements could see additional support (unless they have properties with rateable values above £500,000).

1.10. The key for the new RHL multiplier-based scheme is that it is self-funding with all larger business premises with rateable values over £500,000 paying an additional levy to fund them. One of the aims of this was to cover the concerns that online retailers, compared to bricks and mortar traditional businesses were paying less in taxation. However, government acknowledged that a number of these online retailers will have storage facilities / warehouses to deliver the business models with large rateable values so will pay a premium.

1.11. Despite the national intentions, Camden recognises that this will also mean that a number of retail, hospitality & leisure businesses in the borough who are bricks and mortar operations will also fall onto the levy supplement due to rateable values over £500,000 and could therefore see costs increase.

1.12. The forthcoming “reset” of the baseline (target levels) for collection from the Business Rates system is part of a wider reform of local government funding, as part of the new funding arrangements the Council will see its overall Core Spending Power, (Core Grants, Retained Business Rates and Council Tax) protected in cash terms for the next three years.

1.13. The ongoing economic issues affect both Camden’s residents and the borough’s business community. This is demonstrated by the fact that the cost of our Council Tax Support to support low-income household continues to rise significantly annually. The c£34.5m of support awarded in 2025/26 so far is an increase of c£1.4m on cost of the scheme at the end of the 2024/25 fiscal year.

2. PROPOSAL AND REASONS

2.1. The Local Government Finance Act 2012 requires the Council to calculate the Council Tax Base for 2026-2027 using Council Tax data as at 1 December 2025 and to supply the figure to the Greater London Authority and Garden Squares by 31 January 2026. Cabinet is asked to consider the calculations in the appendices and satisfy itself that the tax base is the right figure to be used for calculating the Council Tax to be presented to the Cabinet in the budget report on 25 February 2026. There are a number of factors which impact the Council Tax Base calculation and these are discussed further in the sections below.

Council Tax Taxbase Calculation

2.2. Camden calculates the 2026/27 financial years taxbase figure as 97,486 which is an increase on the 2025/26 tax base figure of 95,769. This base is based on Council confirming approval of continuing to apply the long term empty and second home premium levies which have a significant impact on the base.

2.3. The Council Tax base, in effect represents the aggregated number of residential properties in the borough that are liable for Council Tax. There are 2 key elements that determine the final taxbase figure:

- *Band D equivalents* - actual number of properties in the borough adjusted to account for growth (i.e. new builds) or contraction (discounts, exemptions, Council Tax Support) and additional income from levies

(Long Term Empty and the Second Home Premium levies), to arrive at the total chargeable band D equivalent number of properties.

- *Expected collection rate* - the amount the Council estimates it will collect in year as a percentage of the amount collected if everyone that is liable pays what they were supposed to. Camden's calculation of this is set out in appendix one of this report.

2.4. The final taxbase calculation is arrived at by multiplying the total 'band D equivalents' by the expected collection rate. Sections 2.5 to 2.8 below (and appendix 1 & 2) set out how the total 'band D equivalents' is calculated, including our expected collection rate for 2026/27.

2.5. Broadly, the steps taken in establishing the Band D Equivalents are as follows:

Chargeable properties before Council Tax Support (CTS) scheme adjustment

2.6. The Council takes the total actual residential properties in the borough on 1 December 2025 (114,080 properties) and calculates the chargeable number of dwellings for the subsequent financial year once new dwellings (and demolitions), exemptions, discounts and both the long term empty premium and the second home premium levies are factored in. A number of the discounts and exemptions are nationally set in the regulations with some determined locally. Appendix A sets out our local discounts and levies, due to the impact they have on the final taxbase figure. Council have the option to remove these local discounts and levies. For the purpose of the 2026/27 taxbase it is proposed that Council approve the continuation of those local discounts and levies included in Appendix A. As a result, for 2026/27 Camden calculates this figure to be 100,046 chargeable properties compared to 98,405 estimated last year.

Impact of our Council Tax Support Scheme

2.7. The second step is to net off the cost of the Council Tax Support (CTS) scheme. For 2026/27 we calculate our scheme will cost the equivalent of 16,170 band D properties (down from 16,222 estimated last year). This would reduce the chargeable dwellings to 83,876 (up from 82,182 last year).

2.8. The final part of the core calculation converts the 83,876 chargeable dwellings into Band D equivalents, based on set weightings per band and then applies an assumed allowance for non collection. The Council again expects to collect 97% of the total Council Tax charged in 2026/27, with some of that income not expected to be collected in 2026/27 itself for the reasons set out in section 4 of this report. The total 'band D equivalents' figure is multiplied by the 97% target (with an adjustment for Ministry of Defence properties factored in) which reduces the 100,472 total figure to the revised 97,486 figure expected to be collected.

Review of the Long-Term Empty and Second Home levy impact

2.9. Camden made its first determination in applying the second homes premium levy as part of the March 24 'Revenue Estimates and Council Tax Setting' report for the 24/25 financial year, to comply with the requirement to do so 1 year before its implementation. It also approved, in the same budget report, to reduce the qualifying period for the Long-Term empty property in the same report.

2.10. As was set out in appendix F of the budget setting report, from 1 April 2025:

2.10.1. The 100% Long-Term empty premium levy would apply once a property was empty for 1 year rather than 2 years previously;
2.10.2. The 200% Long-Term empty premium levy would still apply once a property was empty for 5 years
2.10.3. The 300% Long-Term empty premium levy would still apply once a property was empty for 10 years
2.10.4. A new Second Home Premium levy of 100% would apply as soon as a property met the second home criteria

2.11. Whilst there was no statutory requirement to consult, Appendix F1 in the budget setting report approved by Council in March 24 was an Equalities Impact Assessment that took into consideration the impact (positive and negative) of the proposed changes. Whilst increased costs to owners in the current climate was a consideration, as was set out in Appendix F of the budget setting report a key driver was to align it to the Councils wider aims at encouraging property owners to get properties back into use sooner which would help the councils aims of tackling homelessness whilst also potentially stabilising the increasing costs of renting properties through measures that could increase supply and availability of housing.

2.12. In addition to the levy penalty for not getting properties back into use, Camden has a team that continues to review empty propeties where they have been empty more than 6 months. This team offer grants for renovations, offer advice and support and can look at Empty Dwelling Management Orders, Compulsory Purchase Orders and other sanctions where the owner is not willing to work towards the home being reoccupied. This in conjunction with the levies shows that where owners are willing to work with the council we will assist them to get their properties to any required standard to rent or sell them but where they fail to engage the levies provide additional funding to the Council to help us tackle the housing shortage in the borough.

2.13. Where a property is uninhabitable and/or undergoing major works, the national exceptions to the levy allow the levy to be delayed for 1 year. However, due to Camden's previous decision to implement a 25% discount for upto 1 year in these instances, not only are they excepted from the levy but they benefit from a slight reduction in the charge. During the 12 month period, if works are likely to take longer they are advised to appeal to the Valuation Office Agency (VOA) to have the property taken out of rating until the works are completed – if approved by the VOA the property would usually be taken out of rating from when the works started rather than the 1 year date but the VOA have a high bar in terms of what they will remove the property from rating for. Camden has no influence over the VOA's decisions in these matters as they are a central government body.

2.14. Whilst the change to the 100% Long-Term Empty Premium to charge it after 1 year has not seen a reduction in long term empties as yet, the announcement of the second home premium as part of the 2024 budget setting process has seen a tangible reduction in the number of second homes in the borough. To put this into context, in October 2023 when Camden started exploring implementing the new Second Home Premium we had 7,257 properties being billed as second homes. By October 2024, after the Council voted to implement the Second Home levy, this fell to 6,298. By October 2025, this figure had reduced to 3,968. Whilst the volume has since increased again since October 2025, it is a significant reduction on the number of properties being left largely vacant / unused as second homes prior to the changes that allowed the levy to be considered and implemented. This indicates a positive outcome in terms of increasing supply of sole or main homes for Camden residents and helps to reduce the Councils costs for housing residents in temporary accommodation in or out of the borough, for example, due to lack of local housing options.

2.15. The council, on an ongoing basis continues to monitor the impact in terms of empty and unfurnished long term empties and second homes to ensure the levy is achieving its intentions of encouraging owners to get properties back into use. As at November 25 we had 852 properties excluded from the second home premium levy, in line with the national exceptions to the levy published in November 24, as they have been actively marketed for let for any period the property was empty and furnished between tenants. A further 116 accounts were excepted from the levy as they were being actively marketed for sale. There is no tangible evidence that Central London property sales have slowed down and the use of the exception for those actively marketed for let is often seeing void periods of a matter of days to 2-3 weeks in most cases between tenants.

2.16. Should Cabinet recommend the Council to approve the levies remain in place for 2026/27 the Council will continue to monitor the effect of the levies and will mean we have a full year effect to report on during next years taxbase plus 2026/27 data too. This may see Camden considering whether it should implement any local 'exceptions' to the levy as more information comes to light giving cause to consider 'excepting' more than classes E-M in the national guidance.

2.17. Cabinet and Council can revoke or amend the second home premium and the long term empty levies should they choose. Removing the impact this will have on the base itself and the Councils budget for 2026/27, doing so would reduce the Councils aims at increasing housing options for residents, getting unused or only periodically used properties back into use to reduce the housing shortage and potentially increase Camdens costs for housing tenants in temporary accommodation both in and out of borough due to a lack of housing stock.

Alternative Council Tax Taxbase Calculation

2.18. As set out in appendix 4 below, should Camden revoke the second home and empty premium levies the revised taxbase figure is 92,289 (reduced down from 97,486 it would otherwise be).

2.19. The tax base represents the number of Band D Equivant properties in the Council's tax base, therefore a redcution of 5,197 Band D equivalent properties in the tax base would mean that for every £1 in Council Tax that the Council levies it would expect to receive £5,197 less than the proposed model which charges those levies. This would have an impact on the budget setting for 2026/27

Business Rates Taxbase Calculation

2.20. The Council has no legal requirement to publish a Business Rates taxbase annually as the formal NNDR1 process, set out by central government, sets the expected income collectable by Camden for the year ahead. However, we do calculate a local taxbase for Business Rates too as the figures contained in this effectively become a starting point for the Councils budget setting, alongside the Council Tax Base.

2.21. For 2026-2027, the estimated Business Rates base is c£760m. This is an increase of £64m on last year's c£696m estimate. This excludes the separate Business Rates Supplementary (BRS) amount collected on behalf of the Greater London Authority (GLA). This increase is due to the following factors:

- Expected growth in the Business Rates base between 1 January 2026 and 31 March 2027 of c£2.8m
- No additional appeals provision set aside for the 2026 rating list
- The significant increase in rateable values between the 2023 revaluation (which was based on Covid pandemic market values) and the new draft 2026 revaluation list – c25% increase. Despite transitional relief and Supporting Small Business Relief in place to reduce the impact, most businesses will see significant increases in their 2026/27 bill
- The additional 1p transitional supplement applied in 2026/27 to all non-domestic properties not receiving transitional relief (to fund the cost of the transitional relief awards nationally).
- The introduction of a new 'high-value' multiplier for all properties with a rateable value of £500,000 or more who will pay a 2.8p higher multiplier (50.8p) than the standard multiplier (48p) to fund the cost of the new retail, hospitality and leisure multipliers.
- The introduction of the 2 new specific multipliers for retail, hospitality and leisure businesses – whilst this replaces the previous Retail, Hospitality and Leisure Discount by changing it to a discount, more businesses are eligible as subsidy limits no longer apply so businesses are no longer limited to a maximum of £110,000 of support across all their business premises.

Economic impact on both Council Tax and Business Rates

2.22. When estimating both the Council Tax and Business Rates bases expected, the final yield is adjusted to reflect the fact 100% collection is unlikely. It also looks at a lifetime collection rate to reflect the fact that amounts due in 2026/27 may not be paid until 2027/28 and beyond.

2.23. As set out in sections 4.1 and 4.2, collection rates have still not returned to pre pandemic levels and Camden's households and business economy are still dealing with the national ongoing financial squeeze. Our Council Tax collection expectation of 97% overall also factors in that numerous households have more than one year's arrears outstanding and therefore are already in a cycle of debt, which is why we are expecting to collect 95% of the Council Tax charge in year and the rest beyond 31 March 2027.

2.24. Our Business Rates estimate also considers information regarding increased insolvencies / winding up of companies struggling financially which result in bad debts the Council is forced to write off. Ignoring these factors and incorrectly assuming collection levels for 2026/27 will return to pre pandemic levels could create a significant financial risk for the Council as the likely actual shortfall would create a budget deficit that would need to be paid back in future years.

3. OPTIONS APPRAISAL

3.1. The Council could:

3.2. **Adopt the tax bases as recommended** - The tax base estimates have been calculated to account for changes in the valuation list including new developments being built/demolished and likely to complete during 2026-2027 and the likely movement in exemptions, discounts, reliefs and appeals based on the experience of previous years. The tax bases recommended represent the best estimate for 2026-2027. The recommended tax base is incumbent on Council approving that the local discounts and levies listed in Appendix A are applied in the 2026-27 financial year. With the levies being applied in relation to second homes and long-term empty properties, this base aligns with Camden's objectives to get more homes back into use to aid the housing shortage issues experienced by our residents and potentially reduces our own costs on temporary accommodation for residents as a result.

3.3. **Adopt the alternative base which revokes (removes) or reduces the Second Home Premium and Long-Term Empty levies** – the calculation process is the same as the above but with the levy premiums removed. Lowering the base will result in less income being able to be generated from Council Tax to support the Councils budget for 2026/27. Revoking (removing) the levies could slow effortts to improve in borough accommodation availability for our residents through getting more properties into use. By removing the levies we lose one of the incentives for owners to get properties back into use and to work collaboratively with the Council to bring empty properties and properties in disrepair into a habitable state for use. Whilst a reduction in the premiums from the current levels could be argued still provide an element of an incentive to still get properties back into use this is likely to reduce the current effect seen in the first year significantly. As well as reducing income to aid the council supporting those affected by the shortage of housing in the borough, this option could result in increased cost to the Council in terms of temporary accommodation for residents struggling to find new homes. However, this option would reduce costs for owners in the current economic climate who may be struggling with the additional cost of Council Tax imposed by the levies which could be inadvertently holding them back from naturally getting their assets into a state they can rent or sell them should they wish.

3.4. **Decide upon a different figure for the Tax Base** - The Cabinet could decide that the tax bases have been under or over-estimated or decide upon another collection rate. However, the tax bases are a key component of the budget setting for 2026-2027 for which a report is coming to Cabinet on 25 February 2026. In order to compile that report, the Cabinet has to agree a figure for the tax bases at this meeting. The tax base figures must also be provided to preceptors by 31 January 2026.

4. WHAT ARE THE KEY IMPACTS / RISKS? HOW WILL THEY BE ADDRESSED?

Imprudent estimates of collection rates

4.1. A key factor in the Council Tax base calculation is the collection rate applied to the tax base. The collection rate adopted for 2025-26 was 97% overall with 95% being collected by 31 March 2026 and the remaining 2% expected to be collected by 30 September 2026.

4.2. Keeping our collection target at 97% overall for the 2026/27 tax due allows us to ensure we have a balanced target based on both collection rates (and issues) in the last few fiscal years and the uncertainty around the medium-term impact of the current economic issues are having on household budgets, particularly those on lower incomes. The Council Tax base forms part of the subsequent annual budget setting process undertaken which use this taxbase as a basis to estimate the necessary Council Tax income required to ensure the Council has a balanced budget and any budget deficit caused by incorrect assumptions in achievable income would need to be bridged.

4.3. Our Council Tax base also factors in expected additional income expected from the Second Home Premium (SHP) levy that came into effect from 1 April 2025. To reduce the risk of overestimating potential income this levy we have factored into the taxbase that not all current second homes will be eligible for the additional charge for several reasons including multiple ‘exceptions’ from the levy.

4.4. Should the Second Home Premium and Long-Term Empty Levy be revoked for 2026/27 this would present a challenge in terms of Camden's 2026/27 budget setting due to reduced income from Council Tax and potential increased costs of temporary accommodation. The data from the second home levy shows that since its announcement the number of second homes has reduced significantly and the 'exceptions' data shows a number of properties are exempted from the levy as they are actively being marketed for sale or rent. Part of the risk would be minimised by the ongoing separate work of the empty homes team who attempt to get owners of properties empty for more than 6 months back into use but the effects of that approach alone is not guaranteed to have an impact and likely to see second home numbers in particular increase significantly again.

4.5. For business rates, the collection rate for the current 2025-2026 financial year was set at 97% collected by 31 March 2026. However, whilst we are 1.42% below profiled income for year to date, as at the end of 31 December 2025, to achieve that target, we expect to be close to that 97% target come 31 March 2026. This is subject to any changes to the base (new properties, etc.) in the next couple of months which can have large impacts on the collectable debit with limited time to collect large sums due by 31 March 2026. Any remaining amount due relating to the 2025-2026 financial year will be collected during the 2026-2027 financial year alongside the new financial year's charges. As a result, the overall collection target expectation of 97% set for the current financial year will remain in place for 2026/27.

Increasing cases of arrears as residents and businesses struggle with the pressures driven by economic pressures

4.6. Camden continues to support residents struggling to pay Council Tax due via various means such as ensuring all possible exemptions and discounts (including Council Tax Support for those on low incomes with reductions of up to 100% for our most vulnerable residents) are claimed, affordable repayment plans agreed for accounts in arrears, using our section 13a discretionary discount policy (where appropriate) and signposting them to wider support the Council can offer through the dedicated Money Advice Camden service**.** The Section 13a exceptional circumstances element of the policy, in particular, is around financial hardship so any of our property owners being charged the second home or long-term empty levies can apply for relief to ensure the levy is not causing undue financial hardship for those who may have underlying reasons as to why they are sitting on the property (i.e. cost of repairs are prohibitive).

4.7. Camden's willingness to allow those businesses struggling financially to agree longer term repayment plans, to assist them remaining financially stable, means some businesses spread the cost of their Business Rates due longer than the statutory period and often need to renegotiate those arrangements in the subsequent year once their new annual bills arrive. Again, we look to ensure they have claimed all available exemptions and reliefs they might be entitled to and signposted accordingly to Council services such as Inclusive Economy or the Voluntary Community Sector (VCS) service where applicable too. Camden has always strived to support our business community and this remains one of a number of measures implemented to help businesses since 2020.

4.8. In addition to the above, Camden continues to build on our proactive approach to debt, which is in line with the Council's wider welfare and debt missions work and the creation of the dedicated Money Advice Camden service. This approach offers more holistic support to our residents and business community whilst also ensuring a more cohesive offer is in place across the Council to prevent debt from escalating where possible, as well as improve our own financial resilience at the same time.

Rates avoidance cases in Camden and across London

4.9. Rates avoidance cases remain prevalent in Camden and across London for several years. Various national consultations over several years have failed to address the loopholes in legislation. The various known rates avoidance schemes in operation often significantly delay the Council being able to recover collectable debt and result in lengthy legal action and costs to enable us to recover the correct amounts due against these individuals and organisations in order to protect the public purse.

Other considerations in the Business Rates taxbase

4.10. The new Retail, Hospitality and Leisure multipliers coming into effect from 1 April 2026 to replace the old discount scheme is meant to be self-funding with all businesses with rateable values above £500,000 paying a supplement to fund eligible Retail, Hospitality and Leisure premises getting smaller multipliers. However, the self-funding is at national level, not within a Local Authority itself. Therefore, as the third largest Business Rates base in the country due to our central London location, we will have significantly more £500,000+ rateable value businesses in scope for the premium charge. Whilst the scheme was bought in to improve fairness in the system, which will also see online businesses with warehouses likely of significant size and rateable value as a result paying the premium, Camden's retail, hospitality and leisure sector who occupy larger premises such as hotels may see their bills rise at a time when their operating margins are stretched.

4.11. Our 3% non-collection allowance not only factors in the rates avoidance cases but also the risk of affordability for businesses seeing rises as a result of the new revaluation list coming into effect from 1 April 2026 (despite transitional relief to offset some of the increased charges where rateable values have increased) as well as the risk of administration and insolvency from businesses struggling as a result of the ongoing pressures they face.

Timing and uncertainty around Valuation Office rateable values and appeals and major refurbishments of business premises

4.12. Unlike Council Tax, Business Rates can be subject to large and unexpected changes in the forecast amount, because the yield is in the hands of others. Developers will decide how quickly they move building works along, according to market conditions and interest from prospective occupiers, which is a key obvious risk in the current economic climate. The Valuation Office Agency (VOA) will decide what rates are payable for every new building along with upholding any appeals against the rateable values they have assigned in the rating list which can see large reductions backdated several years which can see large refunds being issued by the Council as a result.

4.13. Finally, major refurbishments of business premises are commonplace, (particularly office type premises), and whilst under refurbishment owners often appeal to the Valuation Office Agency (VOA) to remove the property from rating until the works are complete which means no rates are collectible. Again, the speed of the completion of the work may be determined by market factors and owners holding off final fitting out elements until such time as a new occupier is found to avoid paying Business Rates until then. There are robust accounting provisions in place to deal with these eventualities, and the Council regularly reviews both historic provisions held back along with future year provisions needed.

5. CONSULTATION/ENGAGEMENT

5.1. There is no legal requirement to consult on the Council Tax Base and given the factual and technical nature of the content, no consultation has been carried out. However, there are principles that define what constitutes excessive Council Tax as set out in paragraph 6.5.

5.2. The Business Rates base included in this report are for information only because they form part of the annual budget setting. However, the charges, exemptions and reliefs are set nationally by central government and Camden are required to complete a formal NDR1 return using the same figures in the report. As a result, there is no legal requirement to consult on the Business Rates base either.

5.3. In January 2026, the Finance Department will carry out its annual Camden Business Community Consultation with business ratepayers about the budget proposals for next year. Ratepayers will be invited to comment on the overall budget process and planned expenditure, of which income from Business Rates plays a key part. Any comments received will be considered in the context of the overall budget and included in the budget report.

6. LEGAL IMPLICATIONS

Council Tax base

6.1. Section 31B(1) Local Government Finance Act 1992 imposes a duty on a billing authority such as Camden to calculate its council tax by applying a formula laid down in that Section. This relies on a Billing Authority separately calculating a figure for the council tax base for the year. The Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012, which apply to financial years beginning on or after 1 April 2013, require a billing authority to use a given formula to calculate this council tax base. This is the formula set out and followed in Appendix 1 to the report.

6.2. If there are special items to be taken into account relating to part of the billing authority's area, a separate calculation using a slightly different formula must be made once the Council Tax base has been calculated. This is the formula used for Fitzroy, Gordon and Mecklenburgh Squares.

6.3. Regulation 8 of the Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012 places a duty on the Council to calculate the Council Tax base for the year within the "prescribed period" which is the period beginning on 1st December and ending on the following 31st January in the financial year preceding that for which the calculation of the Council Tax base is made.

6.4. The Localism Act 2011 introduced a power for the Secretary of State for Communities and Local Government to issue principles that define what should be considered as excessive council tax, including proposed limits.

6.5. The principles are subject to approval by the House of Commons. Since 2013, any council that wishes to raise its Council Tax above the limits that apply to them will have to hold a referendum, the result of which will be binding. On 20 November, the Ministry for Housing, Communities and Local Government published a policy statement on the 2026/27 local government finance settlement. The policy statement confirmed that Councils will be able to increase Council Tax by up to 3% with an additional 2% for Council's with responsibility for adult social care, without a local referendum.

Business Rates base

6.6. Section 1 of the Local Government Finance Act 2012 amended the Local Government Finance Act 1988 so as to allow for local retention of business rates, enabling local authorities to retain a proportion of the non-domestic rates generated in their area. The Council is required, by 31 January each year, to estimate the total income which it will collect from Business Rates in the forthcoming year, and to notify both the Greater London Authority and the Secretary of State of this amount.

6.7. This will be done via a form known as NNDR1. The Government has set out the process for this in the Non Domestic Rating (Rates Retention) Regulations 2013. A delegation is also included to enable the Executive Director Corporate Services to fulfil the notification requirements described above. If an authority fails to comply with the requirement to provide such an estimate in accordance with the Regulations or if the Secretary of State believes any of the amounts notified are not likely to have been estimated or calculated in accordance with the Regulations the Secretary of State may make an estimate or calculation of the amount or amounts. In such cases the Secretary of State is required to notify the authority and any relevant precepting authority of the amount or amounts estimated or calculated and the reason for making the substitute estimate or calculation.

6.8. Section 31A of the Local Government Finance Act 1992 places a duty on a local authority to calculate its budget requirement for each financial year. The budget requirement includes the revenue costs, which result from the capital investment decisions of the authority. These costs include capital financing costs (interest and loan repayment provision) and running costs. Section 31B of the Act requires the local authority to set a Council Tax sufficient to meet its expenditure taking into account other sources of income such as government grants and non-domestic rates. The estimated Business Yield has a direct bearing on the Council's budget and the Council Tax set for 2026-2027. The approval of the Business Rates yield is therefore an important element in ensuring the Councils meets its statutory duty to balance its budgets.

7. RESOURCE IMPLICATIONS

7.1. The Council Tax and Business Rates base form a key part of the Council's financial planning. The assumed level of Council Tax and Business Rates to be collected by the Council in 2026/27 will be used to estimate the level of resources available to the Council to support the delivery of the objectives set out in We Make Camden. All service budgets will need to be funded from a combination of the government funding provided as part of the 'Local Government Financial Settlement' and retained income from Council Tax and Business Rates, along with fees and charges raised for specific Council services.

7.2. As detailed in paragraph 2.2 of the report the tax base for Council Tax in 2026/27 is 97,486. This represents the number of Band D equivalent properties in the Council's tax base. This means that for every £1 in Council Tax that the Council levies at Band D, it would expect to receive £97,486 in total Council Tax. The Council Tax base for 2026/27 has expanded (increased) compared to the taxbase estimated for the current 2025/26 financial year, mainly due to the second home levy charge income assumptions which offsets the increasing cost of our Council Tax Support scheme.

7.3. The Council Tax Base also forecasts that the Council Tax Support Scheme will reduce the collectable Council tax by c£34.1m (c£1.5m more than the 25/26 taxbase estimate). This is based on the current Council Tax charges in 2025/26. Any increases in Council Tax charged for 2026/27 will increase the cost of the Council Tax Support Scheme.

7.4. Business Rates are a complex national system with each local authority collecting Business Rates on behalf of the government and only retaining a proportion of the rates collected based on a needs assessment carried out by the government. The level of Business Rates that the Council will retain is based on a 'Spending Baseline' that is set up the government each year. The

Spending Baseline is the amount the government assume the Council will retain when calculating the Council's 'Core Spending Power' as part of the Local Government Financial Settlement. While the Council expects to collect c£760m of business rates, it will only retain approximately 8% of rates it collects to fund Council services, with the rest redistributed across the country.

7.5. The assumed collection rate of 97% for both Council Tax and Business Rates represents the total percentage of tax due that the Council expects to collect. In practice it may take a number of years to reach this collection target. For each, the Council would expect to collect approximately 95% of the tax due in the year it is due, with the remainder being collected in future years. The assumed level of tax eventually collected is used by the Council to estimate the level of resources available to it to fund Council services.

8. ENVIRONMENTAL IMPLICATIONS

8.1 These proposals have no environmental impacts.

9. TIMETABLE FOR IMPLEMENTATION

9.1. If agreed at the Council meeting on 19 January 2026, the Council Tax Base will be used to calculate the band D council tax put forward in the budget setting report to the full Council meeting on 2 March 2026. The band D level will then be used to Calculate the Council Tax bills sent out on the 6 March 2026.

9.2. If agreed at the Council meeting on 19 January 2026, the Business Rates Base will be used to calculate the budget requirement put forward in the budget setting report dated 26 February 2026.

10. APPENDICES

APPENDIX 1	Council Tax Base for the whole of Camden
APPENDIX 2	Council Tax Base for the garden squares
APPENDIX 3	Business Rates Base
APPENDIX 4	Alternative Council Tax base for the whole of Camden
APPENDIX A	Council Tax Camden Discounts and Levies 2026

REPORT ENDS

TAXBASE CALCULATION 2026-2027 - ALL AREAS																		APPENDIX 1	
		BAND A		BAND B		BAND C		BAND D		BAND E		BAND F		BAND G		BAND H		TOTAL	
	% discount	Number																	
Number of dwellings			3,368		12,277		20,784		26,652		19,909		13,013		13,145		4,932		114,080
Number of exempt dwellings			-284		-924		-1,349		-1,684		-1,221		-786		-607		-184		-7,039
Number of dwellings to reduced band for disabled relief			0		-8		-35		-37		-67		-70		-63		-19		-299
Number of dwellings from higher band for disabled relief			8		35		37		67		70		63		19		0		299
Number of chargeable dwellings H			**3,092**		**11,380**		**19,437**		**24,998**		**18,691**		**12,220**		**12,494**		**4,729**		**107,041**
Reduction due to 25% discounts	25%	1,949	-487	6,164	-1,541	10,034	-2,509	10,812	-2,703	6,716	-1,679	3,650	-913	2,912	-728	693	-173	42,930	-10,733
Reduction due to 50% discounts	50%	0	0	6	-3	4	-2	26	-13	27	-14	20	-10	23	-12	25	-13	131	-66
Reduction due to second home discounts	0%	397	0	1,332	0	793	0	1,038	0	833	0	694	0	542	0	204	0	5,833	0
Reduction due to class D discounts	25%	55	-14	13	-3	33	-8	39	-10	49	-12	40	-10	83	-21	21	-5	333	-83
Reduction due to class C discounts 1st month only	100%	8	-8	22	-22	38	-38	59	-59	54	-54	35	-35	22	-22	4	-4	242	-242
Reduction due to discounts Q			**-509**		**-1,569**		**-2,557**		**-2,785**		**-1,759**		**-968**		**-782**		**-195**		**-11,123**
Empty homes premium (100%)	100%	15	15	29	29	50	50	84	84	80	80	47	47	71	71	63	63	439	439
Empty homes premium (200%)	200%	3	6	6	12	14	28	31	62	18	36	24	48	13	26	10	20	119	238
Empty homes premium (300%)	300%	0	0	0	0	0	0	0	0	1	3	3	9	2	6	0	0	6	18
Second Homes levy (April 25 onwards)	100%	278	278	932	932	555	555	727	727	583	583	486	486	379	379	143	143	4,083	4,083
Addition due to empty homes premium E			**299**		**973**		**633**		**873**		**702**		**590**		**482**		**226**		**4,778**
Number of new dwellings expected			1		50		41		146		112		47		19		3		419
Number of dwellings to be demolished			-6		-14		-27		-7		0		0		0		0		-54
Number of successful appeals			0		-5		-15		-32		-30		-25		-15		-5		-127
Gain from successful appeals			5		15		32		30		25		15		5		0		127
Expected changes to exemptions and discounts			-30		-109		-185		-237		-177		-116		-117		-44		-1,015
Forecast changes to property base and reductions J			**-30**		**-63**		**-154**		**-100**		**-70**		**-79**		**-108**		**-46**		**-650**
SUB TOTAL H-Q+E+J			**2,852**		**10,721**		**17,359**		**22,986**		**17,564**		**11,763**		**12,086**		**4,714**		**100,046**
Council tax reduction scheme		854,900	609	4,710,682	2,875	7,966,696	4,255	9,500,239	4,510	6,006,695	2,333	3,106,330	1,021	1,880,894	536	128,028	30	34,154,464	16,170
Reduction due to council tax reduction scheme Z			**609**		**2,875**		**4,255**		**4,510**		**2,333**		**1,021**		**536**		**30**		**16,170**
TOTAL ((H-Q+E+J)-Z)			**2,243**		**7,846**		**13,104**		**18,476**		**15,231**		**10,742**		**11,550**		**4,683**		**83,876**
Band D equivalent A = TOTAL x (F/G)		x 6/9	**1,495.40**	x 7/9	**6,102.26**	x 8/9	**11,648.32**	x 9/9	**18,475.59**	x 11/9	**18,615.84**	x 13/9	**15,516.69**	x 15/9	**19,250.62**	x 18/9	**9,366.82**		**100,471.56**
Collection rate expected B			97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%
TAX BASE A x B			**1,450.54**		**5,919.20**		**11,298.87**		**17,921.32**		**18,057.37**		**15,051.19**		**18,673.11**		**9,085.81**		**97,457.41**
MoD contributions			0		0		0		28.59		0		0		0		0		28.59
FINAL TAX BASE			**1,450.54**		**5,919.20**		**11,298.87**		**17,949.91**		**18,057.37**		**15,051.19**		**18,673.11**		**9,085.81**		97,486.00

TAXBASE CALCULATION 2026-2027 - GORDON SQUARE

APPENDIX 2

	BAND A		BAND B		BAND C		BAND D		BAND E		BAND F		BAND G		BAND H		TOTAL	
Number of dwellings		2		0		5		3		8		3		0		1		22
Number of exempt dwellings		0		0		0		0		-1		0		0		0		-1
Number of dwellings to reduced band for disabled relief		0		0		0		0		-1		0		0		0		-1
Number of dwellings from higher band for disabled relief		0		0		0		1		0		0		0		0		1
Number of chargeable dwellings H		**2**		**0**		**5**		**4**		**6**		**3**		**0**		**1**		**21**
Reduction due to 25% discounts (Number of cases x 25%)	0	0.00	0	0.00	2	-0.50	0	0.00	0	0.00	1	-0.25	0	0.00	0	0.00	3	-0.75
Reduction due to 50% discounts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Reduction due to second home discounts	0	0.00	0	0.00	0	0.00	0	0.00	2	0.00	0	0.00	0	0.00	0	0.00	2	0.00
Reduction due to class D discounts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Reduction due to class C discounts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Reduction in respect of discounts Q		**0.00**		**0.00**		**-0.50**		**0.00**		**0.00**		**-0.25**		**0.00**		**0.00**		**-0.75**
Addition due to empty homes prem	0	**0.00**	0.00	**0.00**	0.00	**0.00**	0.00	**0.00**	0.00	**0.00**	0.00	**0.00**	0.00	**0.00**	0.00	**0.00**	0	0
Addition due to second homes premium		0.00		0.00		0.00		0.00		1.40		0.00		0.00		0.00		1.40
Number of new dwellings expected		0		0		0		0		0		0		0		0		0
Number of dwellings to be demolished		0		0		0		0		0		0		0		0		0
Number of successful appeals		0		0		0		0		0		0		0		0		0
Gain from successful appeals		0		0		0		0		0		0		0		0		0
Expected changes to exemptions and discounts		0		0		0		0		0		0		0		0		0
Net adjustments J		**0**		**0**		**0**		**0**		**0**		**0**		**0**		**0**		**0**
SUB TOTAL H-Q+E+J		**2.00**		**0.00**		**4.50**		**4.00**		**7.40**		**2.75**		**0.00**		**1.00**		**21.65**
Reduction due to council tax reduction scheme Z		0		0		0		0		0		0		0		0		0
TOTAL ((H-Q+E+J)-Z)		**2.00**		**0.00**		**4.50**		**4.00**		**7.40**		**2.75**		**0.00**		**1.00**		**21.65**
Band D equivalent A = TOTAL x AF	x 6/9	**1.33**	x 7/9	**0.00**	x 8/9	**4.00**	x 9/9	**4.00**	x 11/9	**9.04**	x 13/9	**3.97**	x 15/9	**0.00**	x 18/9	**2.00**		**24.35**
Collection rate expected B		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%
TAX BASE A x B		**1.29**		**0.00**		**3.88**		**3.88**		**8.77**		**3.85**		**0.00**		**1.94**		**23.62**
MoD contributions		0		0		0		0.0		0		0		0		0		0.0
FINAL TAX BASE		**1.29**		**0.00**		**3.88**		**3.88**		**8.77**		**3.85**		**0.00**		**1.94**		23.62

TAXBASE CALCULATION 2026-2027 - FITZROY SQUARE

	BAND A		BAND B		BAND C		BAND D		BAND E		BAND F		BAND G		BAND H		TOTAL	
Number of dwellings		0		1		1		0		2		6		12		14		36
Number of exempt dwellings		0		0		0		0		-1		0		0		0		-1
Number of dwellings to reduced band for disabled relief		0		0		0		0		0		0		0		0		0
Number of dwellings from higher band for disabled relief		0		0		0		0		0		0		0		0		0
Number of chargeable dwellings H		**0**		**1**		**1**		**0**		**1**		**6**		**12**		**14**		**35**
Reduction due to 25% discounts (Number of cases x 25%)	0	0.00	1	-0.25	0	0.00	0	0.00	1	-0.25	1	-0.25	3	-0.75	3	-0.75	9	-2.25
Reduction due to 50% discounts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Reduction due to second home discounts	0	0.00	0	0.00	1	0.00	0	0.00	0	0.00	1	0.00	1	0.00	2	0.00	5	0.00
Reduction due to class D discounts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Reduction due to class C discounts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Reduction in respect of discounts Q		**0.00**		**-0.25**		**0.00**		**0.00**		**-0.25**		**-0.25**		**-0.75**		**-0.75**		**-2.25**
Addition due to empty homes pre	0	0.00	0	0.00	1	1.00	0	0.00	0	0.00	1	1.00	1	1.00	2	2.00	5	5
Addition due to second homes premiu		0.00		0.00		0.70		0.00		0.00		0.70		0.70		1.40		3.50
Number of new dwellings expected		0		0		0		0		0		0		0		0		0
Number of dwellings to be demolished		0		0		0		0		0		0		0		0		0
Number of successful appeals		0		0		0		0		0		0		0		0		0
Gain from successful appeals		0		0		0		0		0		0		0		0		0
Expected changes to exemptions and discounts		0		0		0		0		0		-1		0		0		-1
Net adjustments J		**0**		**0**		**0**		**0**		**0**		**-1**		**0**		**0**		**-1**
SUB TOTAL H-Q+E+J		**0.00**		**0.75**		**2.70**		**0.00**		**0.75**		**6.45**		**12.95**		**16.65**		**40.25**
Reduction due to council tax reduction scheme Z		0		0		0		0		0		0		0		0		0
TOTAL ((H-Q+E+J)-Z)		**0.00**		**0.75**		**2.70**		**0.00**		**0.75**		**6.45**		**12.95**		**16.65**		**40.25**
Band D equivalent A = TOTAL x A	x 6/9	**0.00**	x 7/9	**0.58**	x 8/9	**2.40**	x 9/9	**0.00**	x 11/9	**0.92**	x 13/9	**9.32**	x 15/9	**21.58**	x 18/9	**33.30**		**68.10**
Collection rate expected B		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%
TAX BASE A x B		**0.00**		**0.57**		**2.33**		**0.00**		**0.89**		**9.04**		**20.94**		**32.30**		**66.06**
MoD contributions		0		0		0		0.0		0		0		0		0		0.0
FINAL TAX BASE		**0.00**		**0.57**		**2.33**		**0.00**		**0.89**		**9.04**		**20.94**		**32.30**		66.06

TAXBASE CALCULATION 2026-2027 - MECKLENBURGH SQUARE

		BAND A		BAND B		BAND C		BAND D		BAND E		BAND F		BAND G		BAND H		TOTAL
Number of dwellings		0		0		1		39		5		24		17		2		88
Number of exempt dwellings		0		0		0		0		-1		-1		-2		-1		-5
Number of dwellings to reduced band for disabled relief		0		0		0		0		0		0		0		0		0
Number of dwellings from higher band for disabled relief		0		0		0		0		0		0		0		0		0
Number of chargeable dwellings H		**0**		**0**		**1**		**39**		**4**		**23**		**15**		**1**		**83**
Reduction due to 25% discounts (Number of cases x 25%)	0	0.00	0	0.00	0	0.00	3	-0.75	0	0.00	2	-0.50	2	-0.50	0	0.00	7	-1.75
Reduction due to 50% discounts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Reduction due to second home discounts	0	0.00	0	0.00	0	0.00	32	0.00	1	0.00	15	0.00	1	0.00	0	0.00	49	0.00
Reduction due to class D discounts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	-0.25	0	0.00	0	0.00	1	-0.25
Reduction due to class C discounts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Reduction in respect of discounts Q		**0.00**		**0.00**		**0.00**		**-0.75**		**0.00**		**-0.75**		**-0.50**		**0.00**		**-2.00**
Addition due to empty homes premium E		0.00		0.00		0.00	0	0.00		0.00		0.00		0.00		0.00		0
Addition due to second homes premium E		0.00		0.00		0.00		22.40		0.70		10.50		0.70		0.00		34.30
Number of new dwellings expected		0		0		0		0		0		0		0		0		0
Number of dwellings to be demolished		0		0		0		0		0		0		0		0		0
Number of successful appeals		0		0		0		0		0		0		0		0		0
Gain from successful appeals		0		0		0		0		0		0		0		0		0
Expected changes to exemptions and discounts		0		0		0		-9		-2		-5		-2		0		-18
Net adjustments J		**0**		**0**		**0**		**-9**		**-2**		**-5**		**-2**		**0**		**-18.00**
SUB TOTAL H-Q+E+J		**0.00**		**0.00**		**1.00**		**51.65**		**2.70**		**27.75**		**13.20**		**1.00**		**97.30**
Reduction due to council tax reduction scheme Z		0		0		0		0		0		1		0		0		1
TOTAL ((H-Q+E+J)-Z)		**0.00**		**0.00**		**1.00**		**51.65**		**2.70**		**27.00**		**13.20**		**1.00**		**96.55**
Band D equivalent A = TOTAL x AF	x 6/9	**0.00**	x 7/9	**0.00**	x 8/9	**0.89**	x 9/9	**51.65**	x 11/9	**3.30**	x 13/9	**39.00**	x 15/9	**22.00**	x 18/9	**2.00**		**118.84**
Collection rate expected B		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%
TAX BASE A x B		**0.00**		**0.00**		**0.86**		**50.10**		**3.20**		**37.83**		**21.34**		**1.94**		**115.27**
MoD contributions		0		0		0		0.0		0		0		0		0		0.0
FINAL TAX BASE		**0.00**		**0.00**		**0.86**		**50.10**		**3.20**		**37.83**		**21.34**		**1.94**		115.27

NATIONAL NON DOMESTIC RATES YIELD 2026-2027		APPENDIX 3
1	Number of properties as at 31 December 2025	18,321
2	Rateable value of these properties	1,899,289,576
3	Revised rateable value of these properties	1,899,289,576
	Charges	£
4	Gross rates payable	914,895,883
5	Changes to gross rates payable due to new and demolished property	2,802,060
6	Loss in rates payable for the 25/26 financial year due to appeals of £0	0
	Reliefs	
7	Cost of small business relief	-3,676,228
8	Mandatory charity relief	-96,302,760
9	Relief for partly occupied properties	-69,285
10	Relief for empty premises	-31,175,517
11	Retail relief	0
12	Discretionary charity relief	-27,456
13	Funded discretionary reliefs:	-3,023,965
	Other allowances	
14	Costs of collecting business rates	-1,215,904
15	Losses due to non payment	-22,206,828
	Net rates yield	
16	Final rates yield	760,000,000
	Transitional Relief	-43,195,136

TAXBASE CALCULATION 2026-2027 - ALL AREAS

APPENDIX 4

		BAND A		BAND B		BAND C		BAND D		BAND E		BAND F		BAND G		BAND H		TOTAL	
	% discount	Number																	
Number of dwellings			3,368		12,277		20,784		26,652		19,909		13,013		13,145		4,932		114,080
Number of exempt dwellings			-284		-924		-1,349		-1,684		-1,221		-786		-607		-184		-7,039
Number of dwellings to reduced band for disabled relief			0		-8		-35		-37		-67		-70		-63		-19		-299
Number of dwellings from higher band for disabled relief			8		35		37		67		70		63		19		0		299
Number of chargeable dwellings H			**3,092**		**11,380**		**19,437**		**24,998**		**18,691**		**12,220**		**12,494**		**4,729**		**107,041**
Reduction due to 25% discounts	25%	1,949	-487	6,164	-1,541	10,034	-2,509	10,812	-2,703	6,716	-1,679	3,650	-913	2,912	-728	693	-173	42,930	-10,733
Reduction due to 50% discounts	50%	0	0	6	-3	4	-2	26	-13	27	-14	20	-10	23	-12	25	-13	131	-66
Reduction due to second home discounts	0%	397	0	1,332	0	793	0	1,038	0	833	0	694	0	542	0	204	0	5,833	0
Reduction due to class D discounts	25%	55	-14	13	-3	33	-8	39	-10	49	-12	40	-10	83	-21	21	-5	333	-83
Reduction due to class C discounts 1st month only	100%	8	-8	22	-22	38	-38	59	-59	54	-54	35	-35	22	-22	4	-4	242	-242
Reduction due to discounts Q			**-509**		**-1,569**		**-2,557**		**-2,785**		**-1,759**		**-968**		**-782**		**-195**		**-11,123**
Empty homes premium (100%)	0%	15	0	29	0	50	0	84	0	80	0	47	0	71	0	63	0	439	0
Empty homes premium (200%)	0%	3	0	6	0	14	0	31	0	18	0	24	0	13	0	10	0	119	0
Empty homes premium (300%)	0%	0	0	0	0	0	0	0	0	1	0	3	0	2	0	0	0	6	0
Second Homes levy (April 25 onwards)	100%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
collection expectation	**0%**																		
Addition due to empty homes premium E			**0**		**0**		**0**		**0**		**0**		**0**		**0**		**0**		**0**
Number of new dwellings expected			1		50		41		146		112		47		19		3		419
Number of dwellings to be demolished			-6		-14		-27		-7		0		0		0		0		-54
Number of successful appeals			0		-5		-15		-32		-30		-25		-15		-5		-127
Gain from successful appeals			5		15		32		30		25		15		5		0		127
Expected changes to exemptions and discounts			-30		-109		-185		-237		-177		-116		-117		-44		-1,015
Forecast changes to property base and reductions J			**-30**		**-63**		**-154**		**-100**		**-70**		**-79**		**-108**		**-46**		**-650**
SUB TOTAL H-Q+E+J			**2,553**		**9,748**		**16,726**		**22,113**		**16,862**		**11,174**		**11,604**		**4,488**		**95,268**
Council tax reduction scheme		854,900	609	4,710,682	2,875	7,966,696	4,255	9,500,239	4,510	6,006,695	2,333	3,106,330	1,021	1,880,894	536	128,028	30	34,154,464	16,170
Reduction due to council tax reduction scheme Z			**609**		**2,875**		**4,255**		**4,510**		**2,333**		**1,021**		**536**		**30**		**16,170**
TOTAL ((H-Q+E+J)-Z)			**1,944**		**6,872**		**12,471**		**17,603**		**14,529**		**10,153**		**11,068**		**4,458**		**79,098**
Band D equivalent A = TOTAL x (F/G)		x 6/9	**1,296.13**	x 7/9	**5,345.17**	x 8/9	**11,085.57**	x 9/9	**17,602.99**	x 11/9	**17,757.72**	x 13/9	**14,664.76**	x 15/9	**18,446.62**	x 18/9	**8,915.22**		**95,114.19**
Collection rate expected B			97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%		97.00%
TAX BASE A x B			**1,257.25**		**5,184.82**		**10,753.00**		**17,074.90**		**17,224.99**		**14,224.82**		**17,893.23**		**8,647.76**		**92,260.76**
MoD contributions			0		0		0		28.24		0		0		0		0		28.24
FINAL TAX BASE			**1,257.25**		**5,184.82**		**10,753.00**		**17,103.14**		**17,224.99**		**14,224.82**		**17,893.23**		**8,647.76**		92,289.00