



Office of the  
Deputy Prime Minister

Creating sustainable communities

# ***Statistical Release***

**31 January 2006**

**LOCAL AUTHORITY COUNCIL TAXBASE - 2005**

**ENGLAND**

- In England there were 21.3 million dwellings on the Valuation Office valuation list liable for council tax as at 19 September 2005. This equates to a Council Taxbase for Formula Grant Purposes of 17.9 million Band D equivalent dwellings.
- Nationally, two thirds of properties are in Bands A to C and only 9% are in the top three bands.
- 7.5 million dwellings (35%) were entitled to a discount as a result of being occupied by single adults, an increase of 6.7% in the period 2001-2005.
- Between 2001 and 2005, the number of second homes reported by local authorities has increased by 43%.
- In the same period, the number of long-term empty properties reported by local authorities has fallen by 18.2%.

**This Release relates to 19 September 2005 and is the first in a new series of annual releases providing statistics on local authority council taxbases in England. The information is derived from Local Government Council Tax Base (CTB1) forms submitted by all 354 Billing authorities in England.**

**The Release has been compiled by the Local Government Finance - Capital Finance and Analysis division of ODPM.**

## Chargeable dwellings, exemptions and discounts: 2001 to 2005

1. **Table 1** provide figures for dwellings liable for council tax (chargeable dwellings), exemptions and discounts from 2001 to 2005.
2. Information from CTB1 returns is used to calculate the Council Taxbase for Formula Grant Purposes for each local authority (see paragraphs 5 to 9). These figures form the basis of each authority's projected council taxbases for 2006/07 and 2007/08, which are used in the local government finance settlements for those years.

- In England there were 21.3 million dwellings on the Valuation Office valuation list liable for council tax as at 19 September 2005. This equates to a Council Taxbase for Formula Grant Purposes of 17.9 million Band D equivalent dwellings.
- Whilst the total number dwellings on the valuations list has grown by 2.9% between 2001 and 2005, the number of dwellings exempt from council tax has grown by 9.7% in the same period.
- 7.5 million dwellings (35%) were entitled to a discount as a result of being occupied by single adults, an increase of 6.7% in the period 2001-2005.
- Between 2001 and 2005, the number of second homes reported by local authorities has increased by 43%.
- In the same period, the number of long-term empty properties reported by local authorities has fallen by 18.2%.

**Table 1: Dwellings, exemptions and discounts <sup>(a)</sup>**

	2001	2002	2003	2004	2005
					'000s
Total number of dwellings on valuation lists	21,369	21,512	21,662	21,825	21,980
Number of dwellings exempt from council tax	647	653	667	692	710
Number of demolished dwellings	5	4	4	5	4
<b>Number of dwellings on valuation list liable for council tax <sup>(b)</sup></b>	<b>20,717</b>	<b>20,855</b>	<b>20,991</b>	<b>21,129</b>	<b>21,267</b>
<b>Number of dwellings entitled to a discount</b>	<b>7,703</b>	<b>7,840</b>	<b>7,984</b>	<b>7,993</b>	<b>8,018</b>
<i>of which:</i>					
- second homes <sup>(c)</sup>	165	177	213	229	236
- long-term empty homes <sup>(d)</sup>	384	376	366	241	212
- single adults	6,889	7,037	7,181	7,298	7,351
- all residents disregarded	38	33	29	38	33
- all but one resident disregarded	227	217	195	187	186
<b>Number of dwellings not entitled to a discount</b>	<b>13,014</b>	<b>13,015</b>	<b>13,007</b>	<b>13,135</b>	<b>13,249</b>
<i>of which:</i>					
- long-term empty homes <sup>(d)</sup>	0	0	0	77	102
- others	13,014	13,015	13,007	13,058	13,147

Source: CTB1 return

(a) As at 1 November 2001, 16 October 2002, 16 October 2003, 11 October 2004 and 19 September 2005

(b) Total dwellings on valuation list less those exempt from council tax and demolished dwellings

(c) Since 2004, second homes can be subject to a discount of between 10% and 50%.

(d) Long-term empty homes are those dwellings which are unoccupied and substantially unfurnished. Since 2004, long-term empty homes can be subject to a discount of between 0% and 50%.

## Dwellings on valuation list – by region and valuation band: September 2005

3. **Table 2** provides figures for dwellings on the valuation list by region and valuation band as at 19 September 2005.

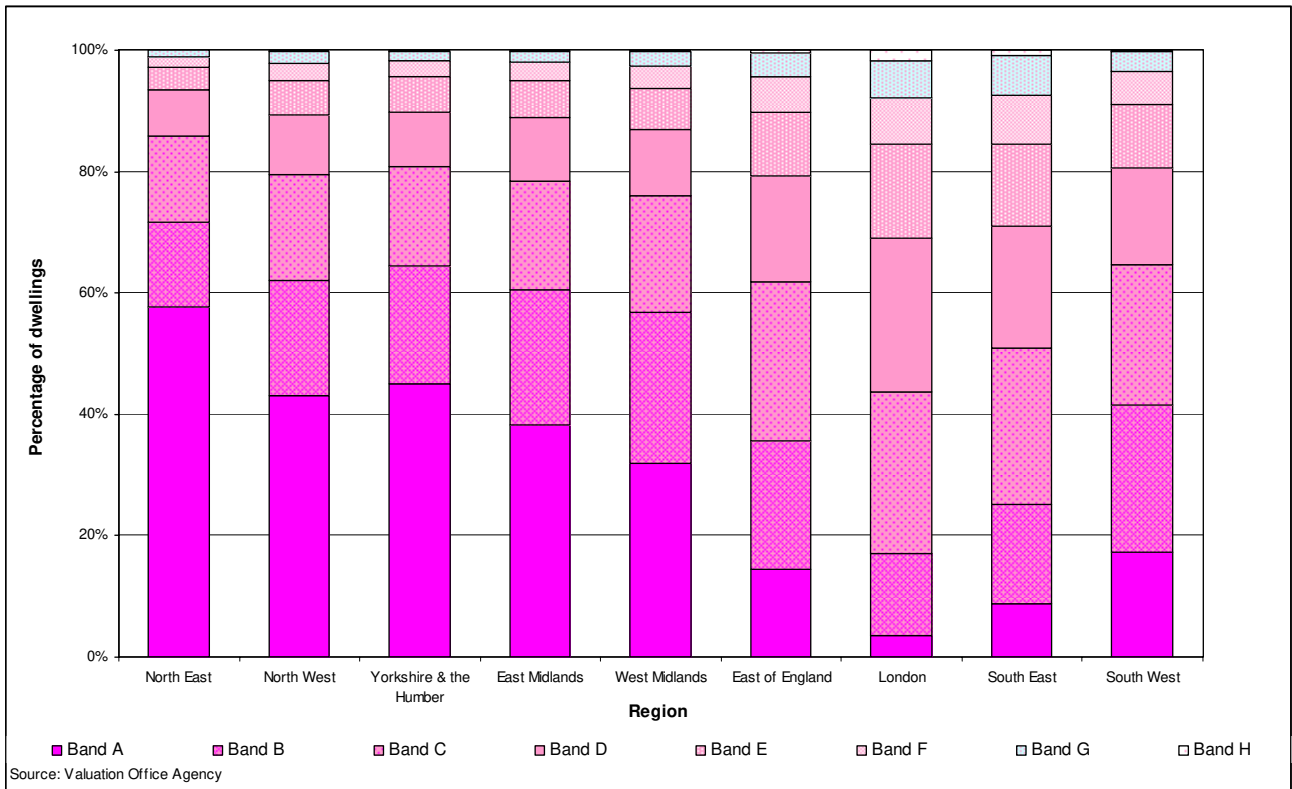
- Nationally, two thirds of properties are in Bands A to C and only 9% are in the top three bands (Table 2).
- The pattern varies widely across regions; the percentage of properties in Band A ranges from 58% in the North East to 3% in London (Chart A).

**Table 2: Dwellings on valuation list by region and valuation band : 19 September 2005**

Valuation band ranges	Number of dwellings (thousand)								Total
	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	
	Under £40,000	£40,001 to £52,000	£52,001 to £68,000	£68,001 to £88,000	£88,001 to £120,000	£120,001 to £160,000	£160,001 to £320,000	Over £320,000	
<b>Ratio to Band D</b>	<b>6/9</b>	<b>7/9</b>	<b>8/9</b>	<b>1</b>	<b>11/9</b>	<b>13/9</b>	<b>15/9</b>	<b>2</b>	
North East	662	162	163	87	44	19	11	1	<b>1,149</b>
North West	1,313	582	528	302	177	86	59	6	<b>3,053</b>
Yorkshire & the Humber	1,004	434	363	201	127	61	36	3	<b>2,230</b>
East Midlands	717	417	334	197	117	57	33	3	<b>1,874</b>
West Midlands	731	571	438	250	158	86	52	5	<b>2,290</b>
East of England	345	509	633	419	255	139	94	11	<b>2,405</b>
London	109	434	857	815	491	245	200	55	<b>3,205</b>
South East	306	577	906	704	472	285	229	31	<b>3,512</b>
South West	389	552	523	358	241	122	71	7	<b>2,263</b>
<b>Total England</b>	<b>5,575</b>	<b>4,237</b>	<b>4,746</b>	<b>3,333</b>	<b>2,081</b>	<b>1,100</b>	<b>785</b>	<b>123</b>	<b>21,980</b>
% in band	25.4	19.3	21.6	15.1	9.5	5.0	3.6	0.6	100.0

Source: Valuation Office Agency

**Chart A: Distribution of dwellings by council tax band and region as at 19 September 2005**



**Chargeable dwellings, exemptions and discounts – by valuation band: September 2005**

4. **Table 3** provides figures for dwellings liable to council tax (chargeable dwellings), exemptions and discounts on the valuation list by valuation band as at 19 September 2005.

- 2.6 million Band A dwellings (49% of all dwellings liable to Band A council tax) were entitled to a single adults discount as at 19 September 2005.

**Table 3: Dwellings, exemptions and discounts by valuation band : 19 September 2005**

	Band A-	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	TOTAL
Number of dwellings on valuation lists	0	5,575,256	4,236,632	4,745,424	3,333,306	2,081,457	1,100,327	785,155	122,588	<b>21,980,145</b>
Number of dwellings exempt from council tax	0	256,549	149,518	136,178	80,744	43,415	21,167	16,807	5,408	<b>709,786</b>
Number of demolished dwellings	0	2,377	422	224	226	258	131	125	40	<b>3,803</b>
<b>Number of dwellings on valuation list liable to council tax <sup>(a)</sup></b>	<b>0</b>	<b>5,316,330</b>	<b>4,086,692</b>	<b>4,609,022</b>	<b>3,252,336</b>	<b>2,037,784</b>	<b>1,079,029</b>	<b>768,223</b>	<b>117,140</b>	<b>21,266,556</b>
Number of dwellings moved down one band as a result of disabled relief <sup>(b)</sup>	12,162	19,780	26,245	22,422	16,644	9,953	9,337	4,679	0	<b>121,222</b>
<b>Number of dwellings liable to council tax adjusted for disabled relief <sup>(c)</sup></b>	<b>12,162</b>	<b>5,323,948</b>	<b>4,093,157</b>	<b>4,605,199</b>	<b>3,246,558</b>	<b>2,031,093</b>	<b>1,078,413</b>	<b>763,565</b>	<b>112,461</b>	<b>21,266,556</b>
<b>Number of dwellings entitled to a discount</b>	<b>3,572</b>	<b>2,851,680</b>	<b>1,731,259</b>	<b>1,625,979</b>	<b>944,328</b>	<b>479,419</b>	<b>217,815</b>	<b>140,741</b>	<b>23,175</b>	<b>8,017,968</b>
<i>of which</i>										
- second homes <sup>(d)</sup>	0	50,056	37,198	45,104	36,399	26,816	16,686	17,630	6,442	<b>236,331</b>
- long-term empty homes <sup>(e)</sup>	0	102,247	34,232	30,632	19,247	11,647	6,384	5,377	1,877	<b>211,643</b>
- single adults	3,072	2,635,317	1,619,927	1,507,137	860,406	423,863	183,011	106,854	11,909	<b>7,351,496</b>
- all residents disregarded	150	4,300	3,071	3,678	3,548	3,322	5,212	6,973	2,478	<b>32,732</b>
- all but one resident disregarded	350	59,760	36,831	39,428	24,728	13,771	6,522	3,907	469	<b>185,766</b>
<b>Number of dwellings not entitled to a discount</b>	<b>8,590</b>	<b>2,472,268</b>	<b>2,361,898</b>	<b>2,979,220</b>	<b>2,302,230</b>	<b>1,551,674</b>	<b>860,598</b>	<b>622,824</b>	<b>89,286</b>	<b>13,248,588</b>
<i>of which</i>										
- long-term empty homes <sup>(e)</sup>	0	36,590	19,191	18,555	12,694	7,248	3,787	3,117	791	<b>101,973</b>
- others	8,590	2,435,678	2,342,707	2,960,665	2,289,536	1,544,426	856,811	619,707	88,495	<b>13,146,615</b>

Source: CTB1 returns

(a) Total dwellings on valuation list less those exempt from council tax and demolished dwellings

(b) Dwellings subject to disabled relief are charged council tax at the rate of one band lower than that on the valuation list. Council tax for a Band A- dwelling is charged at 5/9 of the council tax of a Band D dwelling.

(c) Calculated by subtracting the number of dwellings moved down from this band as a result of disabled relief from the number of dwellings on the valuation list liable to council tax and adding the number of dwellings moved into this band as a result of disabled relief.

(d) Since 2004, second homes can be subject to a discount of between 10% and 50%.

(e) Long-term empty homes are those dwellings which are unoccupied and substantially unfurnished. Since 2004, long-term empty homes can be subject to a discount of between 0% and 50%.

## Uses of CTB 1 data

5. Information from CTB1 returns is used to calculate the **Council Taxbase for Formula Grant Purposes** for each local authority in England.
6. This is done by calculating, separately for each Band, the total equivalent number of dwellings, after taking account of exemptions, discounts and movements down a band for disabled people. A dwelling subject to a 25% discount is counted as 0.75 of a dwelling whilst a dwelling subject to a 50% discount is counted as 0.5 of a dwelling. The figure for each Band is then multiplied by the Band's ratio to Band D (e.g. 7/9 for Band B), as shown in Table 2; the ratio used for Band A- dwellings (see Table 3) is 5/9. The resulting totals for each Band are then summed across all Bands to give the number of Band D-equivalent dwellings in the authority's area.
7. The Taxbase for Formula Grant Purposes is then obtained by adding to the number of Band D-equivalent dwellings any contributions in respect of exempt armed forces accommodation. The taxbase figure for England as at 19 September 2005 is 17.9 million Band D equivalent dwellings.
8. The figure for each local authority forms the basis of that authority's projected council taxbases for 2006/07 and 2007/08, which are used in the local government finance settlements for those years.
9. The Council Taxbase for Formula Grant Purposes is not the taxbase that is used by a local authority when it sets its council tax. That is the **Tax-Setting Taxbase**. Although its definition is similar, it differs:
  - in relation to its timing;
  - because it is based on an assumed collection rate of under 100% (rather than the 100% assumed for the Council Taxbase for Formula Grant purposes); and
  - because it is based on the actual discount for second homes (rather than the 50% assumed for all local authorities for the Council Taxbase for Formula Grant purposes).

## Background Notes

1. The information for 2005 in this Statistical Release is derived from Local Authority Council Tax Base (CTB1) forms submitted by all 354 billing authorities in England. It is used to calculate the Council Taxbase for Formula Grant Purposes for each local authority. These figures form the basis of that authority's projected council taxbases for 2006/07 and 2007/08, which are used in the local government finance settlements for those years.
2. Not every property on the valuation list is liable to pay a full council tax, which is partly based on the property and partly based on the occupants of the property. Some properties are exempt, for example due to being empty for less than six months, or subject to a discount. The full council tax bill assumes that there are two adults living in a dwelling. If only one adult lives in a dwelling (as their main home), the council tax bill is reduced by a quarter (25%).
3. Before 1 April 2004, the council tax bill for a dwelling which was no-one's main home was reduced by a half (50%) in all local authority areas. However, since 1 April 2004, the Local Government Act 2003 has given councils in England the choice to apply council tax discounts of between 10% and 50% for second homes, to reduce or end discounts for long term empty property, and to grant discretionary discounts and exemptions.
4. Statistical Releases are produced to high professional standards set out in the National Statistics Code of Practice. They undergo regular quality assurance reviews to ensure that they meet customer demands.
5. Enquiries about this Statistical Release should be addressed to John Farrar at [john.farrar@odpm.gsi.gov.uk](mailto:john.farrar@odpm.gsi.gov.uk) (Tel. 020 7944 4158).
6. Dates of future Releases are regularly placed on the ODPM website, [www.local.odpm.gov.uk](http://www.local.odpm.gov.uk) and on the ONS National Statistics website, [www.statistics.gov.uk](http://www.statistics.gov.uk)
7. For a fuller picture of recent trends in local government finance readers are directed to "Local Government Financial Statistics England" No.16 2005 which is available in hard copy from Wetherby Publications Centre at [odpm@twoten.press.net](mailto:odpm@twoten.press.net) (Tel. 0870 1226236) and electronically in PDF format via the Office of the Deputy Prime Minister's web site: <http://www.local.odpm.gov.uk/finance/stats/lqfs/2005/index.htm>