

## Council Tax Information

### Council Tax Charges - Enquiries

For queries concerning your charges please refer your enquiries to the relevant charging authority on the following telephone numbers:-

Nottinghamshire County Council (Customer Voice) 0300 500 8080

Nottinghamshire Police & Crime Commissioner 0115 844 5998

Combined Fire Authority 0115 838 8100

Rushcliffe Borough Council (Customer Services) 0115 981 9911

Parish Charges - please contact individual Parish Clerk

### Valuation

The valuation of domestic property for Council Tax purposes is not carried out by Rushcliffe Borough Council. The value of your home has been assessed by the Valuation Office Agency, which is part of HM Revenue & Customs. Your home has been placed in one of eight valuation bands based on its estimated sale price on 1st April 1991. The fact that homes may be worth more today does not mean they have been put into the wrong band – the banding date was chosen in order to establish how much homes were worth relative to similar properties in the area and the bandings are not affected by any general movement in house prices. You can appeal if you think your house has been put in the wrong valuation band, but the rules are quite strict. **No appeals will be allowed if they are solely on the grounds of the general movement in house prices.**

#### Appeals may only be lodged if:

- there has been a material increase or reduction in the dwelling's value resulting from a physical change to the building or;
- you start or stop using part of the building to carry out a business or the balance between domestic and commercial use changes or;
- where you become the taxpayer in respect of that dwelling and less than six months have elapsed from that date.

Full details on how to appeal are available on the [Challenge your Council Tax band](#) page of the Valuation Office Agency's website.

### Council Tax Bandings

Band A Property worth up to £40,000

Band B over £40,000 and up to £52,000

Band C over £52,000 and up to £68,000

Band D over £68,000 and up to £88,000

Band E over £88,000 and up to £120,000

Band F over £120,000 and up to £160,000

Band G over £160,000 and up to £320,000

Band H over £320,000

## Discounts Allowable

Council Tax is made up of two equal parts. One part relates to the property and the other to the people who live there. The full Council Tax bill assumes that there are two adults living in a dwelling, so if there is only one adult resident in the property you may qualify for a 25% discount.

Certain groups of people are not counted when looking at the number of adults resident in a dwelling for Council Tax purposes, provided they meet certain conditions. These include:-

- Full-time students, student nurses, apprentices and Youth Training trainees
- People who are being looked after in care homes
- People who are severely mentally impaired
- People staying in certain hostels or night shelters
- 18 and 19 year olds who are at, or have just left school
- Care workers working for low pay, usually for Charities
- People caring for someone with a disability who is not a spouse, partner, or child under 18
- Members of visiting overseas forces and certain international institutions
- Members of religious communities
- People in prison (except those in prison for non-payment of Council Tax or a fine)
- Diplomats and members of international organisations headquartered in the U.K.

If you fall into one of these categories, then please contact our Customer Service Centre on 0115 981 9911 to check if you are entitled to a discount.

## Empty Properties

The Council has discretionary powers to vary the level of discounts awarded and has used these powers as follows:-

- Properties that are unoccupied and unfurnished for less than 4 weeks are entitled to a 50% discount.
- Properties that are unoccupied and unfurnished for more than 4 weeks are not entitled to a discount and Council Tax is charged at the full rate.
- After one year, a 100% premium will be applied, rising to 200% after 5 years. For properties that have been empty for over 10 years, the premium is 300%.

## Second Homes

A second home is a property that is not occupied by anyone as their main home and is furnished sufficiently to allow overnight accommodation. Council Tax is charged at the full rate on second homes. However, if the property is accommodation provided as a condition of your employment, you may qualify for a 50% discount. Please contact us for further advice about this.

From 1 April 2025 the Council has decided following changes to legislation to charge a premium of 100% on properties that have been second homes for over 12 months.

## Exceptions to Council Tax Premiums

A dwelling is excluded from the premium if it is:

- It is being actively marketed for sale or let (max 12 months from date property marketed)
- It is uninhabitable – see below for further details (max 12 months, long-term empty premium only)
- It is an annexe forming part of a single dwelling
- It is caravan pitch or boat mooring (second home premium only)
- It is holiday accommodation or where planning restriction prevents occupancy for at least 28 days continuously in a year (second home premium only)
- It is up to 12 months following from date probate/letters of administration granted
- It is a job-related dwelling (second home premium only)
- You are residing elsewhere in armed forces accommodation

If you believe your property falls into one of the above categories, please contact us and provide supporting documentation.

## What does uninhabitable mean?

A property IS uninhabitable based on the following criteria:

- Roofs
  - Major repairs to roof structures
  - Rebuilding defective chimney stack(s)
- External Walls
  - Rebuilding external walls, for example to extend the property
- Foundations
  - Repair/renewal of foundations
  - Underpinning substandard foundations
- Floors
  - Replacing defective solid floors
  - Replacing defective solid floor joists
- Internal
  - Property totally gutted including removing most internal walls (not stud/partition walls)
  - Replacing defective ceiling joists
  - Rebuilding defective walls (not stud/partition walls)

A property IS NOT uninhabitable based on the following criteria:

- Replacement/repairs of plumbing or heating
- Replacement/repairs of bathroom and kitchen or any other fitting/fixtures
- Rewiring
- Timber or damp-proof treatments
- Re-plastering
- Drainage
- Repairs or renewals of services
- Maintenance, for example re-pointing or window/door replacement
- Redecoration

Even if your property is classed as uninhabitable you will still be charged full council tax.

In limited circumstances, the Valuation Office Agency may delete a property's Council Tax band. This happens when the property has been fully demolished, is truly derelict or undergoing major renovation. For further information please visit [www.voa.gov.uk](http://www.voa.gov.uk)

## **Council Tax is not payable on some dwellings**

The Government has decided that Council Tax will not be payable on some properties (including those occupied only by students). Below are the main descriptions of exempt properties:

- Properties owned by charities which have been empty for less than 6 months.
- Properties left empty by someone going to prison.
- Properties left empty by someone going to live in a hospital, care home or a nursing home.
- Properties left empty after someone has died and probate or letters of administration have not been granted. The exemption lasts until probate is granted and for 6 months after this whilst unoccupied.
- Empty properties which the law says cannot be occupied.
- Empty properties waiting to be used by a Minister of Religion.
- Properties left empty by someone who has moved to receive care, other than to a hospital, care home or nursing home. For example, a disabled person moving to live with a caring relative.
- Properties left empty by someone who has moved to care for another person.
- Empty properties owned and last used by a student (exemption lasts as long as the person who would normally pay the Council Tax is a full-time student).
- Empty properties repossessed because of non-payment of a mortgage.
- Student Halls of Residence.
- Properties in which only full-time students live.
- Properties used by the Armed Forces.
- Properties for which a member of a visiting force is liable.
- Properties for which a trustee of a bankrupt person is liable.
- A caravan pitch or boat mooring that is not used.
- Properties where only people under 18 live.
- Empty properties which are part of a bigger building and cannot be let separately because of planning rules. For example, this could apply to empty granny flats.
- Properties where only people who are severely mentally impaired live.
- Properties in which a diplomat or member of an international organisation headquartered in the UK live (as defined in regulations).
- Annexe/self-contained properties occupied by elderly or disabled relatives.

If you are receiving an exemption, you must tell the Council about any changes which may affect the exemption within 21 days of the change. More advice on exempt properties, including discretionary reductions, is available on our website.

## Other discounts

There are the following discounts also available:

- Occupied annexe discounts
- Certain young people who have been in local authority care
- Discretionary discounts following financial hardship

If you think any are applicable please contact us for further details.

## If you are disabled

You may qualify for a one band reduction in your Council Tax banding if you, or someone who lives with you, is substantially and permanently disabled. Properties in Band A will qualify for a reduction equal to 1/9th of a Band D property charge. To qualify, the disabled person must be living in the dwelling for which the reduction is being sought and there must be:-

- a room which is predominantly used by and required for meeting the needs of the disabled person; or
- a second bathroom or kitchen adapted for the needs of the disabled person; or
- a need to use a wheelchair indoors by the disabled person.

## Help & Advice

If you need any help or advice regarding your Council Tax, then please [visit the Council Tax webpages](#).

Please visit here for our [contact details and opening times](#).

For information about paying your Council Tax, please see the back of your bill or [visit the Pay Council Tax webpage](#).

## Business Rates

For information regarding Business Rates, please [visit the Business Rates webpages](#).

## Complaints

If you have a problem or complaint about any of the services provided by Rushcliffe Borough Council, please [visit the complaints webpage](#).

## Council Tax Recovery

If you have arrears, then please contact us to discuss this. [Click here to access our recovery policy](#).

## Fraud Prevention

To help prevent fraudulent claims for Council Tax discounts, Council Tax data will be shared with the Audit Commission and other organisations for comparison with their records.

## Help us to help you

You are required to inform the Council, in writing, within 21 days, of any changes in your circumstances which may affect your entitlement to any discounts, exemptions and disabled reductions. Failure to do so may result in a penalty of £70 being imposed in the first instance and £280 for each subsequent failure.

Any notification should be addressed to Revenues Services, Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham NG2 7YG.

Alternatively, if you are unsure of the effect of a change, [contact us to discuss what has changed](#).

## What Do You Get For Your Money?

Rushcliffe Borough Council provides a wide range of services for the Rushcliffe community costing a household living in a band D property £3.11 per week. In fact due to the types of property within Rushcliffe more than 55% of households will pay less.

The Borough Council administers the following services.

### Protecting the environment and the community through:

- Environmental Initiatives
- Pollution Control including air quality, contaminated land and noise
- Environmental crime including fly tipping and litter
- Health and safety
- Food safety / Hygiene
- Pest Control & Dog Warden
- Control of Development
- Consideration of Planning Applications
- Emergency Planning
- Collection and recycling of refuse
- Street cleaning
- Licensing including taxis, alcohol and gambling
- Crime prevention and Community Safety including anti-social behaviour
- Community areas and leisure facilities including
- Recreation Facilities - which consist of 5 Leisure Centres, Edwalton Municipal Golf Course, Rushcliffe Country Park and maintenance of open spaces
- Promoting special events
- Electoral Registration and Elections
- Responsibility for housing
- Improving housing
- Homelessness
- Collection of income - Council Tax, Business Rates and invoices for chargeable services
- Administration of Housing Benefits and Council Tax Support
- Crematorium



RUSHCLIFFE BOROUGH COUNCIL EXPENDITURE & INCOME 2025-26					
2024-2025	Service	2025-2026			
Net Expenditure £'000		Gross Expenditure £'000	Gross Income £'000	Net Expenditure £'000	Per Head £
2,205	Chief Executive	1,642	(29)	1,613	13.54
4,952	Finance & Corporate Services	18,664	(13,771)	4,892	41.08
(199)	Growth & Econ Dev	5,374	(4,904)	469	3.94
7,824	Neighbourhoods	14,435	(6,498)	7,937	66.64
<b>14,782</b>	<b>Net Service Expenditure</b>	<b>40,114</b>	<b>(25,203)</b>	<b>14,912</b>	<b>125.20</b>
(1,895)	Depreciation	(1,895)	0	(1,895)	(15.91)
1,178	Minimum Revenue Provision	1,174	0	1,174	9.86
2,201	Transfer to/(from) reserves	5,698	0	5,698	47.84
<b>16,267</b>	<b>Cost of services for council tax purposes</b>	<b>45,091</b>	<b>(25,203)</b>	<b>19,889</b>	<b>166.99</b>
2,703	Parish Councils	2,900	0	2,900	
<b>18,969</b>	<b>Total</b>	<b>47,991</b>	<b>(25,203)</b>	<b>22,789</b>	

**This spend is paid for by Council Tax and other income as follows:**

(1,509)	New Homes Bonus	(1,478)
(5,463)	Localised Business Rates	(6,676)
(332)	Collection Fund surplus/pool surplus	(1,235)
(616)	Other Grant Income	(1,761)
<b>11,049</b>	<b>Amount we need from Council Tax</b>	<b>11,639</b>

**This is broken down into:**

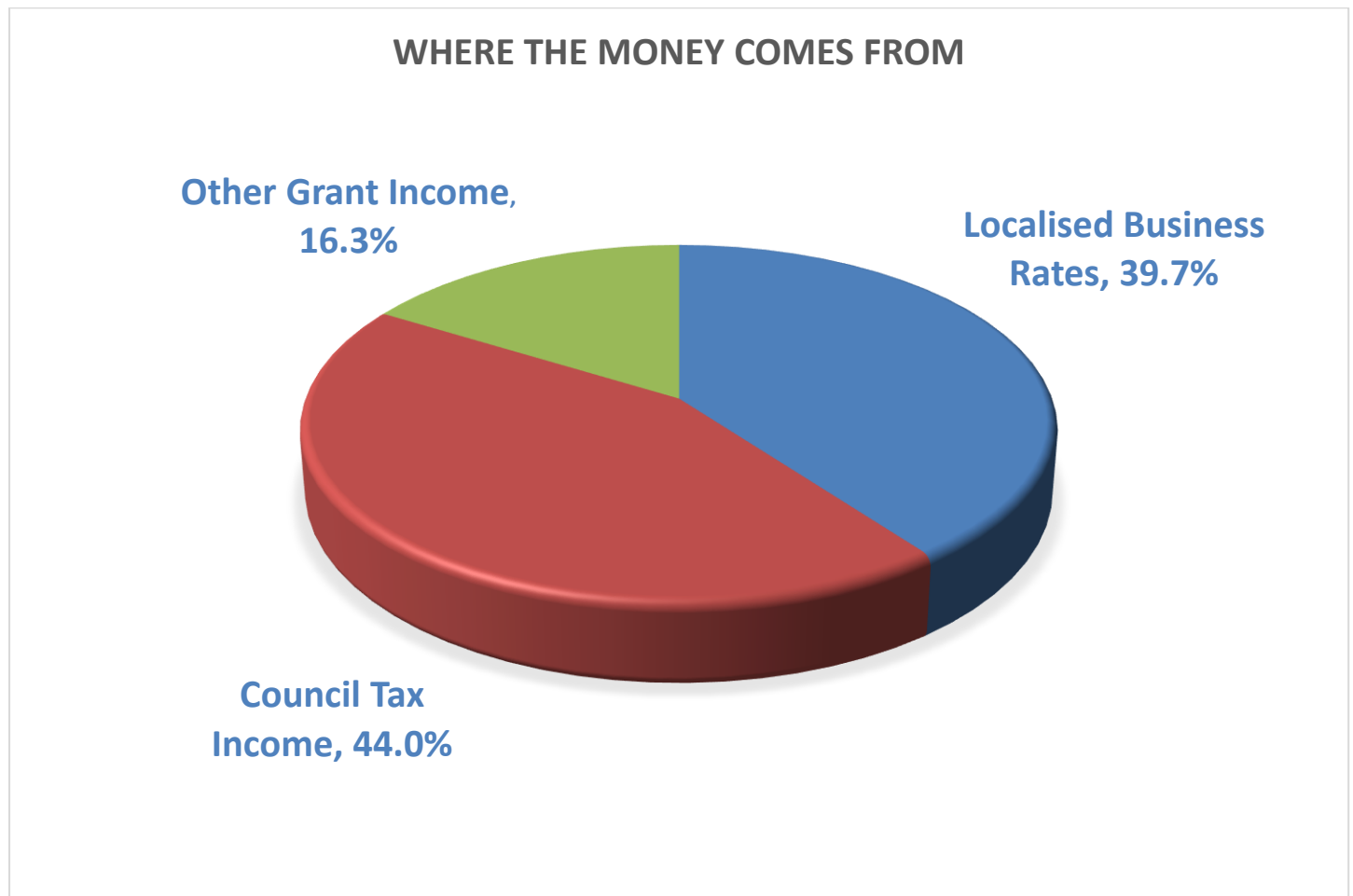
(7,419)	Rushcliffe Borough Council	(7,728)
(928)	Special Expense	(1,012)
(2,703)	Parish Councils	(2,900)
<b>(11,049)</b>		<b>(11,639)</b>

46989.80	Representative number of band D properties (Council Tax Base)	47769.8
£157.88	Rushcliffe Borough Council Band D Council Tax charge	£161.77
£235.14	Band D Council Tax Charge including Special Expenses and Parish Precepts	£243.66

The £19.9m cost of services excluding Parish Precepts is funded by:

- New Homes Bonus and Other Grants £3.3m
- Business Rates £7.9m
- Council Tax (including special expenses) £8.7m

The chart below illustrates this:





The amount to be raised from the Council Tax represents a band “D” rate of £161.77 for Borough Council Services and an average Band “D” tax rate of £243.66 this is from including Parish Precepts and Special Expenses

## Special Expenses

In West Bridgford there is no Parish Council. Local recreation and community facilities that are provided by Parish Councils elsewhere are provided by Rushcliffe Borough Council at a cost of £991,100 A small amount - £10,400 – is spent by Rushcliffe in the Parishes of Ruddington and £10,100 in Keyworth. Special charges are made to cover these expenses. The special charge on a band D property in West Bridgford is £64.84, in Keyworth it is £3.21 and in Ruddington it is £3.14 with other amounts payable in different bands.

## Capital Investment

The Council has approved a Capital Programme of £8.344m for 2025/26. Significant schemes include: £2.565m enhancements to Leisure Centres and Community Facilities; £1.04m available to support Disabled Facilities Grants. The Council continues to invest in its Vehicle Fleet and IT hardware and Software to keep pace with changing technologies.

## Parish Expenditure

The table below shows the amount each Parish Council requires from its own local residents to pay for services in the Parish. The precept shown is for both 2025/26 and the preceding year, together with the additional council tax rate that applies to a band D property in the area.

Parish Area	Parish Band D Tax Rate	Parish Band D Tax Rate	Precept	Precept
	2025/26	Increases/ (Decreases)	2025/26	2024/25
	£	£	£	£
Aslockton	40.41	0.00	18,294	18,100
Barton-in-Fabis	25.92	0.00	5,446	5,446
Bingham	103.59	3.78	437,032	403,529
Bradmore	35.99	3.54	6,100	5,500
Bunny	89.82	1.93	26,783	26,130
Car Colston	0.00	0.00	0.00	0.00
Clipston	0.00	0.00	0.00	0.00
Colston Bassett	89.29	6.88	12,152	11,200
Costock	66.38	0.02	20,750	20,500
Cotgrave	113.42	11.56	276,040	247,912
Cropwell Bishop	159.77	3.14	116,968	112,850
Cropwell Butler	57.86	5.60	15,500	14,000
East Bridgford	54.62	1.35	46,693	45,537
East Leake	92.96	(0.82)	324,950	319,420
Elton-On-The-Hill	0.00	0.00	0.00	0.00
Flawborough	0.00	0.00	0.00	0.00
Flintham	89.61	6.58	19,750	18,300

Parish Area	Parish Band D Tax Rate	Parish Band D Tax Rate	Precept	Precept
	2025/26	Increases/ (Decreases)	2025/26	2024/25
	£	£	£	£
Gotham	66.08	1.97	41,126	39,905
Granby cum Sutton	84.06	11.40	15,635	13,514
Hawksworth	211.67	39.59	15,600	12,510
Hickling	45.77	(0.29)	12,000	12,076
Holme Pierrepont & Gamston	39.36	2.13	43,610	41,250
Keyworth	72.29	0.02	227,590	218,971
Kingston-on-Soar	59.33	17.87	8,300	5,800
Kinoulton	16.22	0.84	7,073	6,710
Kneeton	0.00	0.00	0.00	0.00
Langar cum Barnstone	131.74	6.73	48,902	45,630
Newton	59.79	0.02	31,500	28,158
Normanton-on-Soar	81.25	0.32	15,965	15,450
Normanton-on-the-Wolds	64.14	0.00	10,000	10,000
Orston	55.85	4.37	12,800	11,800
Owthorpe	0.00	0.00	0.00	0.00
Plumtree	48.80	0.00	6,080	6,080
Radcliffe-on-Trent	111.88	5.35	351,800	331,581
Ratcliffe-on-Soar	0.00	0.00	0.00	0.00
Rempstone	43.52	2.39	9,300	8,650
Ruddington	126.89	6.46	420,156	380,120
Saxondale	0.00	0.00	0.00	0.00
Scarrington	0.00	(8.87)	0.00	750
Screveton	0.00	0.00	0.00	0.00
Shelford	125.27	13.20	14,606	13,000
Shelton	0.00	0.00	0.00	0.00
Sibthorpe	32.57	0.00	2,000	2,000
Stanford-on-Soar	73.43	3.50	5,250	5,000
Stanton-on-the-Wolds	45.93	(1.47)	10,500	10,500
Sutton Bonington	97.12	10.81	55,696	49,500
Thoroton	79.96	79.96	7,500	0.00
Thrumpton	49.81	0.01	3,905	3,830
Tollerton	97.97	4.32	80,186	76,650
Upper Saxondale	78.83	0.00	31,100	31,100
Upper Broughton	87.11	37.32	15,000	8,500
West Leake	36.13	2.50	2,500	2,300
Whatton-in-the-Vale	66.77	12.96	25,755	20,755
Widmerpool	54.13	0.82	9,500	9,350
Willoughby-on-the-Wolds	48.58	(0.68)	14,671	14,671
Wiverton & Tithby	0.00	0.00	0.00	0.00
Wysall & Thorpe	79.02	(3.10)	18,000	18,000

**RUSHCLIFFE - GREAT PLACE • GREAT LIFESTYLE • GREAT SPORT**

## Council Tax Charge Increases 2025-26

Band	Nottinghamshire County Council	Fire	Police	Borough	Total
A	58.31	3.34	9.30	2.60	73.55
B	68.02	3.89	10.85	3.02	85.78
C	77.75	4.45	12.40	3.46	98.06
D	87.46	5.00	13.95	3.89	110.30
E	106.90	6.11	17.05	4.76	134.82
F	126.33	7.22	20.15	5.62	159.32
G	145.77	8.34	23.25	6.49	183.85
H	174.92	10.00	27.90	7.78	220.60

The Average charge for a band D property in Rushcliffe in 2025/26 is: £2,531.51				
Average Council Tax at band D:	2024/25	2025/26	Increase	Increase
	£	£	£	%
County Council	1,807.08	1,894.54	87.46	4.84
Police Authority	282.15	296.10	13.95	4.94
Fire Authority	92.21	97.21	5.00	5.42
Borough Council	157.88	161.77	3.89	2.46
Parish Council (Average)	77.26	81.89	4.63	5.99
<b>Total</b>	<b>2,416.58</b>	<b>2,531.51</b>	<b>114.93</b>	<b>4.76</b>

Enquiries about the content of this leaflet or any comments about the Council's finances should be directed to the Director – Finance and Corporate Services, at;

Rushcliffe Borough Council  
Rushcliffe Arena  
Rugby Road  
West Bridgford  
Nottingham  
NG2 7YG  
Tel: 0115 981 9911