CENTRAL SWINDON NORTH PARISH COUNCIL

Budget Variations (Identified from 06.01.26)

1. Recommendation for Full Council

- **NOTE** the outcomes of the NNDR revaluation and the reduced Government standard multiplier from April 2026.

- **APPROVE** the proposed budget amendments to reflect:
  Additional NNDR risk of **£4,950.**
  Anticipated **£1,750** income from St Mark's Car Park.

- **NOTE** a potential future report on alternative governance options for MSH, to address long-term sustainability, NNDR relief eligibility, staffing liabilities & funding opportunities.

2. Report Details

Introduction

Following approval of the budget by the Finance & General Purposes Committee, this report sets out the confirmed Valuation Office (VO) Non-Domestic National Rates (NNDR) estimates for the 2026/27 financial year.

Summary

Revaluation and Multiplier Changes

All Council sites listed have seen an increase in rateable value (RV), reflecting rental market changes since the last valuation.

This does not directly translate into equivalent increases in rates payable, as the Government has reduced the standard multiplier.

- 2025/26 multiplier: **54.6p**
- 2026/27 multiplier: **48.0p**

The Council pays the standard multiplier and receives no relief or transitional protection.
Small Business Relief

Despite lobbying by NALC, the Council remains ineligible for small business phase-in relief. No policy reversal has been forthcoming.

Moredon Sports Hub (MSH)

- MSH now accounts for 50% of the Council's total NNDR liability.

- A Valuation Office appeal has already been submitted to London and accepted; an outcome is awaited.

- Current weighting includes the 3G pitch, pavilion, cricket pavilion and car park. There are concerns that:

The car park may have been assessed on a pay-and-display assumption.
The 3G pitch appears to have been weighted as a building.

These issues will be addressed through the appeal process.

Overall Financial Position

- While individual sites show significant movement, the overall position following the revaluation is effectively cost-neutral, with a net budget difference of £1.

- Some sites will see increases, others reductions, as shown below:

Site	Old RV	New RV	Annual Change
MCC	£7,600	£9,000	+£170
MSH	£56,000	£64,500	+£384
PCC	£22,000	£23,500	−£732
JMH	£4,450	£6,200	+£546
Seagry	£14,750	£16,000	−£369

Potential Additional Liabilities

- Several smaller changing-room sites are still being reviewed and may be reclassified.
- If identified by SBC, these could introduce new NNDR liabilities.
- The approved NNDR budget for 2026/27 is £52,266.
- A realistic upper estimate, allowing for these additional units, is £57,216, a potential increase of £4,950.
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St Mark’s Car Park Income

- Approved Fixed Penalty Notice (FPN) and Pay & Display (P&D) arrangements are expected to generate approximately £1,750 per annum.
- This income was not included in the original budget and should be available from April 2026.

Budget Adjustments Proposed

- +£1,750 income under **200-1090 Leisure – Other Income**
- −£4,950 cost under **5310 Various Sites (NNDR)**
- Net budget impact: **−£3,200**