**MEETING OF South Dublin COUNTY COUNCIL**

**12th July 2021**

**Consideration of variation of the basic rate of the Local Property Tax**

**Introduction:**

The Local Property Tax (LPT) became effective from 1 July 2013 and is an annual self-assessed tax which is applied to the market value of residential properties. Since 2014 Members of South Dublin County Council would consider and pass a formal resolution to vary the basic rate of the Local Property Tax at the Council’s September monthly meeting. This year the approach will be different due to:

1. Local Property Tax (Local Adjustment Factor) (Amendment) Regulations 2021
2. Finance (Local Property Tax) (Amendment) Bill 2021
3. Local Property Tax (Local Adjustment Factor) (Amendment) Regulations 2021

The Local Property Tax (Local Adjustment Factor) (Amendment) Regulations 2021 came into operation on the 10th June 2021.These regulations amended the Local Property Tax (Local Adjustment Factor) (Amendment) Regulations 2014 by

1. Changing the duration of the consultation period from a minimum of 30 days to a minimum of 14 days
2. Adjusting the issues that local authorities must formally consider as part of the local adjustment factor decision.

2. Finance (Local Property Tax) (Amendment) Bill 2021

On the 2nd of June 2021, the Minister for Finance announced changes to the Local Property Tax (LPT), publishing the heads of the Finance (Local Property Tax) (Amendment) Bill 2021. While the legislative text of the Bill has not yet been released, the heads of the bill gives a clear indication of the measures that the bill is expected to introduce. Some of the main new measures included in the bill are:

1. Specifying 1st November 2021 as the next valuation date for LPT purposes
2. Change the Local Adjustment Factor (LAF) notification date
3. Property Valuations will be reviewed every 4 years (previously 3 years)
4. Bring certain currently exempted and excluded properties into the taxation system
5. Regularly bring new properties within the LPT charge
6. End certain exemptions (first time buyers and unsold trading stock)
7. Cessation of exemptions between valuations
8. Modify the exemption for properties vacated by persons due to illness
9. Increase thresholds for deferrals
10. A number of administrative and technical reforms

The Department of Finance have estimated that for those already paying LPT, it is expected that up to 53% of tax payers should not experience any change in their LPT liability as a result of the new measures, whereas 11% of the tax payers should see a decrease in their liability. Of the remaining 36%, the liability of 33% of taxpayers should increase by no more than €100 with 3% expected to incur an increase of over €100. Details in the proposed changes to tax bands and charges are shown in the table below.

|  |  |  |  |
| --- | --- | --- | --- |
| **New Band Structure:** | | | |
| **Current Band Structure** | | **Proposed** | |
| Band | Charge | Band | Charge |
| 0 – 100,000 | € 90 | 1 – 200,000 | € 90 |
| 100,001 – 150,000 | € 225 | 200,000 – 262,500 | € 225 |
| 150,001 – 200,000 | € 315 | 262,501 – 350,000 | € 315 |
| 200,001 – 250,000 | € 405 | 350,000 – 437,500 | € 405 |
| 250,001 – 300,000 | € 495 | 437,501 – 525,000 | € 495 |
| 300,001 – 350,000 | € 585 | 525,001 – 612,500 | € 585 |
| 350,001 – 400,000 | € 675 | 612,501 – 700,000 | € 675 |
| 400,001 – 450,000 | € 765 | 700,001 – 787,500 | € 765 |
| 450,001 – 500,000 | € 855 | 787,501 – 875,000 | € 855 |
| 500,001 – 550,000 | € 945 | 875,001 – 962,500 | € 945 |
| 550,001 – 600,000 | €1,035 | 962,501 – 1,050,000 | € 1,035 |
| 600,001 – 650,000 | €1,125 | 1,050,001 – 1,137,500 | € 1,190 |
| 650,001 – 700,000 | €1,215 | 1,137,501 – 1,225,000 | € 1,409 |
| 700,001 – 750,000 | €1,305 | 1,225,001 – 1,312,000 | € 1,627 |
| 750,001 – 800,000 | €1,395 | 1,312,501 – 1,400,000 | € 1,846 |
| 800,001 – 850,000 | €1,485 | 1,400,001 – 1,487,500 | € 2,065 |
| 850,001 – 900,000 | €1,575 | 1,487,501 – 1,575,000 | € 2,284 |
| 900,001 – 950,000 | €1,665 | 1,575,001 – 1,662,500 | € 2,502 |
| 950,001 – 1,000,000 | €1,755 | 1,662,501 – 1,750,000 | € 2,721 |
| Over €1m |  | 1,750,001+ | 2,830+ |
| Rate = 0.18 (fixed charge in first and second bands) |  | Rate = 0.1029 (fixed charge in first and second bands) |  |

The charge will continue to be administered by the Revenue Commissioners and the proceeds are accounted for as exchequer funding in the national Budget. An amount equivalent to annual LPT receipts are assigned to the Local Government Fund by the Minister for Finance and distributed to local authorities by the Minister for Housing, Local Government and Heritage. A copy of the General Scheme of the Finance (Local Property Tax) (Amendment) Bill 2021 is attached to this report for your information.

**Role of Elected Members in relation to setting of local adjustment factor:**

Section 20 of the Finance (Local Property Tax) Act 2012 (*as amended by Section 5 of the Finance (Local Property Tax) (Amendment) Act 2013*) provides each Local Authority with the power to vary the basic rate of the Local Property Tax within its administrative area (by a maximum of plus or minus 15% of the basic rate). Section 20 of the 2012 Act was commenced with effect from the 1st of July 2014 by the Finance (Local Property Tax) Act 2012 (Specified Date) Order 2012.

The Local Property Tax (Local Adjustment Factor) Regulations 2014 as amended by the Local Property Tax (Local Adjustment Factor) (Amendment) Regulations 2021

requires that before determining whether to pass a resolution to vary the basic rate of local property tax, there are certain matters to which the local authority must have regard including:

1. **Estimation of Income and Expenditure**
2. **Financial Position of the Local Authority**
3. **Estimation of Financial Effect**
4. **Outcome of Public Consultation Process**

Reports have been prepared for each of these headings**.**

It is important to note that the Members’ decision in this respect applies for a period of one year from the next local property tax liability date. The 15% reduction to the basic rate of LPT, passed by the Members on 14th September 2020, applied for the period 1st November 2020 (liability date) to 31st October 2021. The rate reverts to the basic rate at the 1st November 2021, i.e. the pre-adjusted rate, and the Elected Members must now consider whether to reduce the basic rate, leave it unaltered or increase it for 2022.

**1. Estimation of Income and Expenditure:**

* 1. **Local Property Tax Income Allocation 2021**:

In 2021 80% of LPT income collected was retained locally with the remaining 20% paid into an equalisation fund to ensure no local authority was worse off from local retention of LPT in 2021 compared to General Purpose Grant allocations in 2014.

Of the 80% retained locally (€25.49m) an amount of €6.37m was allocated as additional discretionary funding with the proviso that the cost of any local variation of the basic rate of LPT must be funded from this element of the allocation. A decision was taken by the Council to reduce LPT by 15% at a meeting of the Council held on 14th September 2020. The cost of funding this reduction amounted to €4.78m thereby reducing the discretionary element of the allocation to €1.59m.

The LPT baseline allocation for 2021 remained at €3,856,262, which is the same as 2020.

The remainder of the allocation amounting to €15.26m was assigned by the Department of Housing Local Government and Heritage to self-fund some services in housing and roads.

|  |  |
| --- | --- |
| **Analysis of Local Property Tax allocation 2021** |  |
|  |  |
| **Local Property Tax allocation 100%** | **€31,868,167** |
| **Less: 20% Equalisation Fund** | **€6,373,633** |
| **LPT Retained Locally 80%** | **€25,494,534** |
| **Less: LPT surrendered via 15% variation** | **€4,780,234** |
| ***Post variation allocation 2021*** | **€20,714,300** |
|  |  |
| ***Assigned to:*** |  |
| **Discretionary 2021 expenditure (Revenue Budget)\*** | **€5,449,700** |
| **Local roads maintenance and improvement (Revenue Budget)** | **€2,886,900** |
| **Housing Assoc./Vol. Body loan repayments (Revenue Budget)** | **€2,255,900** |
| ***(Total assigned to Revenue Budget)*** | **€10,592,500** |
| **Housing Capital Projects (Capital)** | **€10,121,800** |
| ***Post variation allocation 2021*** | **€20,714,300** |
| **\*€3,856,262 (Baseline) + €1,593,438 (Post variation discretionary Income)** |  |

**1.2 Local Property Tax Income Allocation 2022**:

Department of Housing, Local Government and Heritage (DHLGH) circular Fin 15/2021 dated 17th June 2021 re-affirms the Government’s intention that 80% of LPT income collected will be retained locally and the 20% balance will to be paid into an equalisation fund.

Notwithstanding that the Finance (Local Property Tax)(Amendment) Bill 2021 proposes to specify the 1st November 2021 as the next valuation date for the years 2022 – 2025, the Department of Housing, Local Government and Heritage (DHLGH) has advised that this Council’s provisional LPT allocation for 2022 is €25,573,647. This represents 80% of the LPT income of €31,967,059 that it is anticipated will be collected in the South Dublin County administrative area in 2022. When detailed information on the 2022 LPT yield is available, the allocation will be reviewed. The Department has advised that present income will be allocated as follows:

1. An amount of €3,856,262 is allocated as the 2022 Baseline LPT figure and is the same amount as was allocated as the 2021 Baseline figure.
2. 20% of the 2022 LPT income collection amounting to €6,393,412 is provided for allocation at the discretion of the Council. The net proceeds from this allocation is available as discretionary income to fund enhanced or additional services, develop community facilities or to reduce commercial rates. This is the element of LPT income which will reduce or increase if the Council decide to vary the basic rate of the LPT for 2022.
3. The balance of €15,323,973 will be allocated by the DHLGH to fund social housing and roads services.

|  |  |
| --- | --- |
| **Analysis of Local Property Tax allocation 2022** | |
| **2022 LPT Baseline Allocation** | **€3,856,262** |
| **Discretionary LPT income (20% of anticipated LPT income) 2022** | **€6,393,412** |
| **To self-fund Housing and Roads transportation services** | **€15,323,973** |
| **Total LPT allocation 2022** | **€25,573,647** |

The following table sets out details of the Council’s LPT allocation 2022 compared with that for 2021 before any decision is taken on the local adjustment factor.

|  |  |  |
| --- | --- | --- |
| **South Dublin County Council Provisional LPT Allocation** | | |
|  |
|  | 2022 | 2021 |  |
| Projected Gross LPT Income for County | €31,967,059 | €31,868,167 |  |
| Less amount allocated to Equalisation Fund – 20% | €6,393,412 | €6,373,633 |  |
| **LPT retained locally – 80%** | **€25,573,647** | **€25,494,534** |  |
|  |  |  |  |
| Allocated as follows: |  |  |  |
| Assigned for discretionary purposes - including variation of basic rate | €6,393,412 | €6,373,633 |  |
| Baseline Allocation | €3,856,262 | €3,856,262 |  |
| Balance to self-fund Housing and Roads Services | €15,323,973 | €15,264,639 |  |
| **LPT allocation** | **€25,573,647** | **€25,494,534** |  |
|  |  |  |  |
| Cost of Variation if 15% reduction is applied | €4,795,059 | €4,780,225 |  |
| Discretionary alloc. if 15% reduction is applied | €1,598,353 | €1,593,408 |  |

**1.3 Cost/Gain from varying the basic rate of the LPT**:

The estimated LPT collection in the South Dublin County administrative area in 2022 is €31,967,059 and the cost of funding or gain from each 1% reduction/increase to the basic rate amounts to €319,671. This will result in a total funding requirement of €4,795,059 if a decision is taken to apply the maximum reduction of 15%.

|  |  |  |  |
| --- | --- | --- | --- |
| **Projected South Dublin Co. Co. LPT Income** | | | **2022** |
| ***Cost or Gain from:*** | | | |
| 1% Variation | €319,671 | 9% Variation | €2,877,035 |
| 2% Variation | €639,341 | 10% Variation | €3,196,706 |
| 3% Variation | €959,012 | 11% Variation | €3,516,376 |
| 4% Variation | €1,278,682 | 12% Variation | €3,836,047 |
| 5% Variation | €1,598,353 | 13% Variation | €4,155,718 |
| 6% Variation | €1,918,024 | 14% Variation | €4,475,388 |
| 7% Variation | €2,237,694 | 15% Variation | €4,795,059 |
| 8% Variation | €2,557,365 |  |  |

A reduction to the basic rate of LPT will be funded through the discretionary element of the LPT allocation e.g. if the maximum reduction is applied, the discretionary element of the LPT funding will reduce from €6,393,412 to €1,598,353. Conversely an increase to the basic rate will be added to the discretionary element of LPT e.g. if the maximum increase is applied, the discretionary element of the LPT funding will increase to €11,188,471

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**1.4 Preparation of Budget 2022:**

The 2022 Budget is currently commencing and will be prepared on a phased basis with input from the Corporate Policy Group (CPG), Members and Chief Executive at differing stages of the process. The Local Government (Financial and Audit Procedures) Regulations 2014 make provision for an outline budget strategy to be prepared in consultation with the CPG and submitted to the DHLGH.

The CPG discussed the 2022 Budget strategy and the variation of the Local Property Tax (LPT) on 5th July 2021 and confirmed the basic assumptions and the broad parameters for Budget 2022. The strategic budgetary decisions will be discussed as the information becomes known. Further details are awaited about the impact of the national budget on other aspects of the Council’s income and expenditure for 2022.

**1.5 National Budget**:

The Estimated Income and Expenditure for 2022 is based on an assumption that State grants and subsidies will be continued at 2021 levels adjusted by known activity changes in 2022 (e.g. rental accommodation scheme payments etc.). An adjustment has also been made to account for the funding of some housing and road grants from LPT. It should be noted that adjustments could apply to schemes for which grants and subsidies are currently allocated to the Council as “*the specific detail of the level of Central Voted grants funding to be provided to local authorities is a matter that will be considered, as normal, as part of the Estimates process.”* Details of the National Budget 2022 will become available in October 2021.

**1.6 Key dates:**

* The Revenue Commissioners and the Minister for Housing, Local Government and Heritage must be notified by **31st August** **2021** if the council decides to vary the basic rate of the LPT for 2022.
* In addition, a preliminary estimation of Revenue and Capital Income and Expenditure 2022 must be submitted to the DHLGH by **mid September** **2021** to meet EU budgetary timelines.
* Consultation with the CPG about the parameters and content of the 2022 Budget will continue as will the group’s input into the budget strategy in the coming months.
* The 2022 National Budget will be presented to Dáil Éireann in October and this will be followed by commitments from the DHLGH and other funding bodies to contribute funds for specific operational and capital programmes.
* It is expected that the 2022 Budget meeting will be scheduled within the normal prescribed period of 2nd to 30th November 2021. Once commenced the meeting can be adjourned for up to 14 days from the date of the initial meeting (hence Budget 2022 must be adopted by 13th December 2021).   
  Currently the proposed date for the South Dublin County Council Budget meeting is **Thursday 18th November 2021** the budget must be adopted by Wednesday 1st December 2021 at latest.

**1.7 Basis of preparation of Report on Income and Expenditure:**

As the timing of the preparation of this report predates both the national budget and the preparation of the Council’s draft Budget 2022 including changes which are expected but not quantified including:

1. The cost of Fire Service 2022
2. The cost towards the provision of Homeless Services
3. Costs associated with recruitment and retirement of staff
4. Increased costs associated with the administration and management of new facilities including libraries, play spaces and teen spaces, leisure and community centres and new parks and playing facilities
5. Increased costs associated with new housing programmes
6. Ongoing increased costs associated with COVID
7. Costs associated with national wage agreements
8. Necessary adjustments for inflationary trends in procurement generally
9. Valuation Tribunal Results
10. Revaluation of Global Valuations by the Valuation Office

The Report on Income and Expenditure is based on the current year’s budget adjusted to take account of changes affecting Local Property Tax income and any other anticipated changes impacting grants, subsidies and activities.

Some preliminary work has also been carried out to project payroll and loan charges for 2022. This work will continue for remaining expenditure and income provisions in the context of the budget strategy during the development of the draft budget between July and November 2021. This timing also allows for greater certainty in relation to anticipated changes in activity levels and other grant allocations.

**1.8 Estimation of 2022 Income and Expenditure of South Dublin County Council**

|  |  |  |  |
| --- | --- | --- | --- |
| ***Estimation of Income and Expenditure South Dublin County Council - LPT Variation*** | | | |
|  |  |  |  |
|  | **Budget 2021** | **Draft Budget 2022** |  |
| **Income** |  |  |  |
| Commercial Rates | -131,774,000 | -134,863,000 |  |
| Local Property Tax | -10,592,500 | -15,336,574 | \* |
| Grants and Subsidies | -67,285,000 | -76,303,480 |  |
| Other Income | -58,368,400 | -57,718,285 |  |
|  |  |  |  |
| **Total Income** | **-268,019,900** | **-284,221,339** |  |
|  |  |  |  |
| **Expenditure** |  |  |  |
| Payroll Expenses | 78,888,700 | 80,886,800 |  |
| Loan Interest and Principal Paid | 9,202,500 | 11,352,765 |  |
| Social benefits (transfer to households) | 51,108,400 | 59,278,400 |  |
| Capital Grants Paid | 3,311,800 | 3,311,800 |  |
| Other Expenditure | 125,508,500 | 129,391,574 |  |
|  |  |  |  |
| **Total Expenditure** | **268,019,900** | **284,221,339** |  |
|  |  |  |  |
| \* 2022 LPT income based on 2021 Revenue Allocation with no reduction in basic rate for 2022. Any decision to vary will be reflected in a corresponding change in 'Other Expenditure' | | | |

It is recognised that, given the timelines that apply to the LPT process this year, the financial information is not at as advanced a stage as would be the norm.

**2. Report on the Financial Position of South Dublin County Council**

**2.1 Report on the Financial Position of South Dublin County Council**

The table below sets out the financial position of the Council in the format required in the Local Property Tax (Local Adjustment Factor) Regulations 2014 and is based on the financial position as at 31st March 2021.

|  |  |
| --- | --- |
| **Financial Position of South Dublin County Council** | |
|  | |
|  | ***at 31/3/2021*** |
| **ASSETS** |  |
| Current Assets | **538,626,453** |
| General Revenue Reserve | **17,884,917** |
| Loans receivable | **191,420,792** |
|  |  |
| **LIABILITIES** |  |
| Current Liabilities | **162,720,697** |
| General Revenue Reserve (if Deficit) |  |
| *Loans Payable* |  |
| Voluntary housing/mortgage loans | **129,190,522** |
| Non mortgage loans | **48,803,833** |
|  |  |
| **INDICATORS** |  |
| Ratio of loans payable to revenue income | **59%** |
| Ratio of current assets to current liabilities | **3.3:1** |

**2.2 Indicators:**

**Ratio of loans payable to revenue income: 59%**

This ratio otherwise known as the gearing ratio reflects the Council’s ability to repay its loans with its revenue income and falls within the recommended range.

**Ratio of current assets to current liabilities: 3.3:1**

This ratio also known as the liquidity ratio reflects the Council’s ability to pay its current liabilities and falls within the recommended range.

Both indicators reflect that the Council’s financial position is reasonably stable.

**2.3 Current assets:**

|  |  |
| --- | --- |
|  | **Current assets @ 31/3/2021** |
|  | **€’M** |
| **Trade debtors & prepayments(net of provisions)** | **166.70** |
| **Cash & Bank** | **368.90** |
| **Due within 1 Year** | **3.10** |
| **Total** | **538.70** |

**2.4 Current liabilities:**

|  |  |
| --- | --- |
|  | **Current liabilities @ 31/3/2021** |
|  | **€’M** |
| **Creditors & Accruals** | **27.7** |
| **Comm. Rates (inc. 2nd Moiety 2021)** | **98.6** |
| **Deferred income** | **27.1** |
| **Due within 1 Year** | **9.3** |
|  |  |
| **Total** | **162.7** |

**2.5 General Revenue Reserve:**

The general revenue reserve reflects the cumulative revenue account surplus or deficit. South Dublin is presently in surplus from Revenue Account operations over an extended period of time. A deficit on the revenue account balance would indicate that the council had incurred more expenditure than income earned over a previous period - if a deficit is not addressed the council would ultimately encounter cash flow problems, which would hinder future operations.

The council has a General Reserve of €17.8m at 30th March 2021, which includes a €5.6m surplus for the period to 30th March 2021 plus the Revenue Reserve of €12.2m reported in the balance sheet to 31st December 2020. The surplus to 30th March 2021 does not take account of the seasonal nature of operations & services and is not reflective of the likely year end outturn.

Since 2009, in common with all local authorities, the Council has been subject to the provisions of Circular Fin 03/2009 Control and Monitoring of Local Authority Contribution to General Government Balance. This circular requires local authorities to keep their capital, revenue and bank accounts in balance each year and as a result revenue and capital expenditure can only be incurred by local authorities in any financial year to the extent that corresponding income is received.

**3. Estimation of Financial effect:**

**Economic impact on South Dublin if the 2022 LPT is varied:**

|  |  |  |
| --- | --- | --- |
|  | **South Dublin County Council** | **Discretionary LPT Allocation 2022** |
|  |  |  |
| **Local Property Tax 2022** | **€31,967,059** |  |
|  |  |  |
| 80% of LPT Retained | €25,573,647 |  |
| Reduction to State funding for Housing & Roads Services | -€15,323,973 |  |
| Baseline allocation | -€3,856,262 |  |
|  |  |  |
| Available for local activities & projects if no change to the local property tax for 2022 | €6,393,412 | €6,393,412 |
|  |  |  |
| Projected cost of a 5% local adjustment factor reduction in 2022 | -€1,598,353 | €4,795,059 |
|  |  |  |
| Projected cost of a 10% local adjustment factor reduction in 2022 | -€3,196,706 | €3,196,706 |
|  |  |  |
| Projected cost of a 15% local adjustment factor reduction in 2022 | -€4,795,059 | €1,598,353 |
|  |  |  |
| Projected additional income from a 5% local adjustment factor increase in 2022 | €1,598,353 | €7,991,765 |
|  |  |  |
| Projected additional income from a 10% local adjustment factor increase in 2022 | €3,196,706 | €9,590,118 |
|  |  |  |
| Projected additional income from a 15% local adjustment factor increase in 2022 | €4,795,059 | €11,188,471 |

A reduction to the basic rate of LPT must be funded from the discretionary element of the LPT allocation. The discretionary element of LPT allocated to South Dublin County Council for 2022 will reduce from €6,393,412 to €1,598,353 if the maximum reduction is applied. A reduction in the LPT local factor will reduce the level of funding available to the local authority to provide its services, particularly in the area’s such as Housing services, maintenance and improvement of the public realm, improvement & promotion of the economic development of the county and community related projects. On the other hand an increase in the LPT local adjustment factor would allow the Local Authority to accelerate the its services delivery plans, for the areas referred to above.

**4. Report on Outcome of Public Consultation Process**

The Local Property Tax (Local Adjustment Factor) Regulations 2014 as amended by the Local Property Tax (Local Adjustment Factor) (Amendment) Regulations 2021 made provision for a minimum consultation period of 14 days by a local authority with the public in its administrative area. The consultation process was initiated to facilitate members of the public to make known their views about the potential impact of varying the LPT on individuals, businesses and local authority services.

This Council commenced the public consultation process on the 15th June 2021 by the placing of a notice in the local and national newspapers and on the Council’s, website inviting submissions from the public with a closing date of 30th June 2021 for receipt of submissions. An online submissions facility was provided on the Council’s website, and alerts were posted on Twitter and Facebook.

A copy of the notice published is set out below:

**Submissions:**

A total of 15 submissions were received by the closing date.

The submissions are summarised as follows:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Ref** | **Received** | **Method** | **Location** | **Submission** |
| LPT01 | 15.06.21 | Online Portal | Palmerstown | Reduce by 15% |
| LPT02 | 15.06.21 | Online Portal | Palmerstown | Reduce by 15% |
| LPT03 | 15.06.21 | Online Portal | Palmerstown | Reduce by 15% |
| LPT04 | 15.06.21 | Online Portal | Palmerstown | Reduce by 15% |
| LPT05 | 16.06.21 | Online Portal | Lucan | Reduce by 15% |
| LPT06 | 17.06.21 | Online Portal | Lucan | Reduce by 15% |
| LPT07 | 22.06.21 | Online Portal | Greenhills | Reduce |
| LPT08 | 28.06.21 | Online Portal | Rathfarnham | Reduce by 15% |
| LPT09 | 30.06.21 | Online Portal | Saggart | Reduce by 15% |
| LPT10 | 15.06.21 | Email |  | Reduce by 15% |
| LPT11 | 15.06.21 | Email |  | Reduce |
| LPT12 | 15.06.21 | Email |  | Reduce by 15% |
| LPT13 | 28.06.21 | Email |  | No Change |
| LPT14 | 30.06.21 | Email |  | Reduce by 15% |
| LPT15 | 30.06.21 | Email | Adamstown | Reduce by 15% |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Ref** | **Date** | **Method** | **Location** | **Submission** | **Text** |
| LPT01 | 15.06.21 | Online Portal | Palmerstown | Reduce by 15% | Leave property tax as it is, families are struggling enough as a result of job losses etc due to covid, this is not the right time to increase the tax |
| LPT02 | 15.06.21 | Online Portal | Palmerstown | Reduce by 15% | I do not feel at this time an increase in the property tax is a good idea as some people are really struggling.in the .SDCC area with many laid off for a long time and barely keeping afloat with their payouts and expenses |
| LPT03 | 15.06.21 | Online Portal | Palmerstown | Reduce by 15% | I think the smart thing would be to leave the LPT where it is at due to the ongoing pandemic situation. A clearer breakdown of exactly what services the LPT is used for would be helpful (on the letter received perhaps) and a flat rate per area may be the way to go instead of an individual household basis. If more services were available, for example dedicated dog waste bins or government run free recycling centres like in the UK then, sure, I'd have no problem with an increase to this tax. Cheers |
| LPT04 | 15.06.21 | Online Portal | Palmerstown | Reduce by 15% | I think any form of increase in the property tax is unfair and ill timed given the current climate. I fail to see where the current funds from this tax go and would like details of where any increase in charges would be spent. We have been requesting more litter bins in the area and specifically dog waste bins as this is a huge issue. This has been ongoing for two years with no resolution and yet there is suggestion of an increase. We quite frankly would be unable to pay any increase and I know alot of our neighbours will be in the same situation. |
| LPT05 | 16.06.21 | Online Portal | Lucan | Reduce by 15% | I do not think houses should have an increase aafter the year with covid and also people are on lower incomes and less well off the people which will be affected most by an increase. Start to tax people who have never paid since homes built in 2013. |
| LPT06 | 17.06.21 | Online Portal | Lucan | Reduce by 15% | Please continue to adjust downwards the rate of Local Property Tax, especially given the incoming new bands and increase in value of houses (especially new) across the Council. Minimizing the cost to householders is helpful when so many have been out of work or on minimal support for so long Thanks for your consideration. |
| LPT07 | 22.06.21 | Online Portal | Greenhills | Reduce by 15% | Many in our communities are struggling to meet financial commitments, a reduction in line with the current -15% would be welcome. Increasing the LPT at this time could put people in serious difficulty. Dublin house prices are the highest in the country per sq meter. Perhaps LPT should also take size of property into account. |
| LPT08 | 28.06.21 | Online Portal | Rathfarnham | Reduce by 15% | The LPT adjustment factor should remain the same at -15% due to the impact that the pandemic and associated lockdown has had on individuals' personal finances. |
| LPT09 | 30.06.21 | Online Portal | Saggart | Reduce by 15% | The LPT should be set at the adjustment rate of -15%. New build houses will be included in next year's LPT rates for the first time. This will generate a significant amount of LPT income for SDCC given the scale of building in the county since 2013. This will be a new charge for homeowners, which they will need to adjust to. It should therefore be kept at its lowest rate |
| LPT10 | 15.06.21 | Email |  | Reduce by 15% | I refer to above public advertisement.  Given the hardship of Covid pandemic to local community and the revaluation of properties, I suggest that the council would seek to reduce the charge by the maximum 15 per cent.  The council continues to deliver amazing services to the community and should be lauded. Well done to all the staff and elected members. It’s a joy to live in the council area. |
| LPT11 | 15.06.21 | Email |  | Reduce | Please vote to lower the lpt |
| LPT12 | 15.06.21 | Email |  | Reduce by 15% | Dear Manager  I wish to make a submission against the raising of the Local Property Tax , I continue to maintain that this is an unfair and unjust Tax and again I lobby and campaign that this unfair tax is kept at the 15% reduction allowed to elected representatives , we cannot again hit people that are struggling to live and meet the increasing demands of trying to meet the ever rising cost of living in Dublin especially in light of Covid 19  Go raibh maith agat, |
| LPT13 | 28.06.21 | Email |  | No Change | Hi,  The base rate should not be changed. With the new rate bands it's supposed to be getting cheaper for many where valuation is less than 200k€ but of rate gets up to 15% additional to that then there is no saving at all and all the burden falls back to the owners. There are stillany properties which are worth less than 200k, especially apartments if taken by "real" value instead of inflated prices.  In my case i pay about 20€/month off my paycheck, with the revised base rate that would go down to about 9€/month. |
| LPT14 | 30.06.21 | Email |  | Reduce by 15% | Dear Manager  I wish to make a submission against the raising of the Local Property Tax , I continue to maintain that this is an unfair and unjust Tax and again I lobby and campaign that this unfair tax is kept at the 15% reduction allowed to elected representatives , we cannot again hit people that are struggling to live and meet the increasing demands of trying to meet the ever rising cost of living in Dublin especially in light of Covid 19  Go raibh maith agat |
| LPT15 | 30.06.21 | Email | Adamstown | Reduce by 15% | To whom it may concern  I would like to make a submission in relation property tax. I am in favour of Maximum reduction. I live in The Paddocks Adamstown. I already pay Management fees and my roads have yet to taken in charge.  While I aware property tax covers the then just my estate, I feel those in managed estate should get a reduction but as not possible so I feel this is our only avenue for any reduction |

This report is submitted for consideration by the Members in accordance with Section 20 of the Finance (Local Property) Tax Act 2012 and Paragraph 8, Part 4, of the Local Property Tax (Local Adjustment Factor) Regulations 2014. A Local Authority which varies the basic rate of the LPT must inform the Revenue Commissioners of that decision not later than the 31st of August in the year prior to which the LPT variation takes effect. The Local Authority must also notify the Minister for Housing, Local Government & Heritage not later than that date of their decision. To comply with those requirements the adoption of the resolution by a Local Authority varying the basic rate of the LPT must be made prior to that date of 31st August.

As provided for in Article 8 of the Local Property Tax (Local Adjustment Factor)

Regulations 2014, the varied rate of Local Property Tax applies for a period of one year from the next local property tax liability date i.e. from 1/11/2021 to 31/10/2022 after which time the rate of LPT reverts back to the initial (basic) rate as defined in the 2012 Act. A copy of Circular Fin 15/2021 is attached setting out the LPT allocation for SDCC.

In considering the determination of the local adjustment factor, Members are asked to consider the contents of this report, including the public submissions, together with the need to retain and expand current levels of service.

Over the past year and a half the government has committed significant resources to minimising the impact of Covid 19. As the country emerges from the pandemic there will remain substantial demands on the Government purse and therefore the need for the Local Authorities to maximise their income to maintain the present level of services is crucial. The prospect of new income streams arising, providing opportunities to fund new and existing programmes is unlikely and it will be very difficult to maintain the same level of service without the Council obtaining additional income.

At present no provision has been made for increased costs for the Fire Service nor for the ever-increasing Homeless Service. There will be increased operational costs associated with the running of new facilities currently under construction such as new libraries, Lucan Pool, new parks and additional community facilities including playgrounds and pavilions. The additional costs associated with maintaining our growing Housing stock, mandatory increase in private rented housing inspections, Airbnb inspection and enforcement, increase in HAP/ Leasing will all necessitate additional funding.

The demands on the Council for increased services such as Litter Management, Tree Management, Public Realm Improvements, Footpath Repair and Community Supports and Facilities are unrelenting. The recent debate around the preparation of the Draft County Development Plan illustrates the need for and Elected Members awareness of additional community facilities to cater for existing and expanding population centres within the county.

In each of the previous five years I have highlighted to Council the need to exercise discretion in raising additional funds to support these expectations and demands. In 2019 I prepared a more detailed summary of the opportunities to address these challenges and cautioned that in the absence of LPT increases the capacity to fund the expansion of services was negligible and we would eventually have to cut back on services as costs increase. I fully accept that this past year was exceptional, and that realisation led us to agree to cutting back on expenditure provisions in the sum of €5m rather than increase LPT.

The national review of LPT is welcome albeit at this stage its outcome is unclear. In terms of the review generally I expect the changes to largely cancel themselves out. I also expect additional costs to the Local Authority in terms of the additions to housing stock since 2013. LPT gains from the additional new private housing since 2013 is dependent on the allocation of these monies as discretionary funding or self – funding for Housing and Road Grant purposes. The figures to hand suggest a total of 7,136 new homes in that period of which 1,435 were Local Authority.

I fully appreciate the dilemma facing members in these challenging times but must suggest balanced consideration be given to not reducing the LPT from its baseline position. The level of discretion within this decision alone ranges from the level of discretionary funding availed of in 2021 of €1.59m to a potential €11.18m if LPT was to be increased by 15%. In the absence of a change in approach whereby this Council has persistently reduced LPT by 15% further impact on services and discretionary programmes is inevitable. In the coming months prior to budget finalisation, we will further evaluate potential financial scenarios for the year ahead. In this context and working with the corporate policy group I hope to present a budget that will meet the expectations of the Members while having regard to the level of resources available.

Daniel Mc Loughlin

Chief Executive

2/7/2021