

Chigwell Parish Council

Report of the RFO

Proposal: Precept 2026/27

1. Recommend to Full Council approval of:

- A Precept of £325,415.75 (0% increase), maintaining the current precept level while delivering a balanced budget and protecting reserves.

Chigwell Parish Council has a **tax base** consisting of the equivalent of **6,379.0** Band D properties and levies a precept of £325,416. The Council Tax for a Band D property would be £51.0136. Multiplying by the appropriate factors, the Council Tax for each Band would be as follows:

Council Tax Band	Formula	Council Tax Levy
D	£51.0136 X 9/9	£51.0136

If 26/27 Precept 3% £335,177.54

Chigwell Parish Council has a **tax base** consisting of the equivalent of **6,379.0** Band D properties and levies a precept of **£335,178**. The Council Tax for a Band D property would be £51.0136. Multiplying by the appropriate factors, the Council Tax for each Band would be as follows:

Council Tax Band	Formula	Council Tax Levy
D	£52.5439 X 9/9	£52.5439

If 26/27 Precept 5% £341,686.67

Chigwell Parish Council has a **tax base** consisting of the equivalent of **6,379.0** Band D properties and levies a precept of **£341,687**. The Council Tax for a Band D property would be £51.0136. Multiplying by the appropriate factors, the Council Tax for each Band would be as follows:

Council Tax Band	Formula	Council Tax Levy
D	£53.5643 X 9/9	£53.5643



Epping Forest District Council
Civic Offices
323 High Street
Epping
CM16 4BZ

The Clerk
Chigwell Parish Council
Hainault Road
Chigwell
Essex
IG7 6QZ

09/01/2026

Dear Parish Clerk,

Council Tax Base 2026/27: Amendment Notice (IMPORTANT)

This notice is to advise you that, following a reassessment of tax base growth in the borough, the estimated Council Tax base for Epping Forest district for 2026/27 has been increased. This has resulted in a specific increase for the parish council.

The change results from the inclusion of newly completed dwellings within the Parish currently awaiting "Banding" by the Valuation Office Agency.

Consequently, a revised tax base figure for the parish council is shared below.

Tax Base – 2026/27

The revised tax base that will be used to calculate the 2026/27 Band D Council Tax rate for Chigwell Parish Council is **6,379.0**

Please update the Council Tax base figure quoted in my communication dated 12th December 2025 to the revised figure.

It is noted the amendment will increase the council tax funding available to the parish council, but we also note the timing may cause some inconvenience and would like to apologise in advance for this.

I would be extremely grateful if you could acknowledge safe receipt of this notice, by emailing ast.treasury@eppingforestdc.gov.uk

Yours faithfully

A handwritten signature in black ink that appears to read 'Nuala Donnelly'.

Nuala Donnelly
Service Director- Finance and Deputy s151 Officer

Calculating the Parish Council Precept

What is a Precept?

The precept is a tax that Parish Council's levy (charge) their local council taxpayers to meet their budgetary requirements. Parish Councils do not receive any direct funding from central government and rely on their precept, plus any other income they generate from services or facilities they provide. The Parish Council precept forms part of the local Council Tax and is collected from local electors via their Council Tax payments.

How is it Calculated?

The precept requirement should be the difference between the Parish Council's estimated income and its anticipated spending requirement for the financial year. Therefore, the Parish Council needs to agree a budget before it can set its precept, and both must be agreed by the full Parish Council.

When calculating the precept, the Parish Council should take into consideration:

- 1) current year's spending levels - for ongoing services for which it is responsible e.g. recreation facilities, lighting, cemeteries, insurance and cost of the Parish Council offices
- 2) costs of any additional spending plans or projects
- 3) provision for contingencies and reserves
- 4) levels of anticipated income – from services for which it is responsible e.g. rental income, allotment fees, burial fees, grants, etc.

The Parish Council forecasts the amount of funding it will require for the following year and requests this funding from the billing authority (Epping Forest DC) in the form of a precept that is to be included in the local Council Tax levied.

The Council Taxbase is calculated by the billing authority by equating to the number of Band D equivalent properties in each Parish, after considering things like:

- 1) The number of properties in each band during the year (i.e. including the results of changes and appeals)
- 2) The number of demolished properties
- 3) The number of cases in receipt of Disabled Reduction
- 4) The number of cases receiving a discount and/or exemption
- 5) The billing authority's provision for bad or doubtful debts
- 6) Allowance for growth in the tax base figures – properties awaiting Banding by the Valuation Office Agency - expressed as Band D equivalents.

This means a property in Band B will be expressed as a fraction, being equivalent to 7/9ths of a Band D property, whilst a property in Band H will be expressed as two x Band D properties - the two properties together would be expressed as 2.8 x Band D properties.

The Taxbase is used to indicate the amount of Council Tax required for the Parish to cover the precept by performing the following calculation:

- 1) Divide the precept by the Council tax base for your Parish. This will provide you with the Council Tax for a Band D property, and
- 2) Multiply the Band D Council Tax by the appropriate factor to calculate the Council Tax for each of the other bands. These factors are shown in the following table:

Council Tax Band	Factor/Fraction
A	5/9 (Disabled Reduction Band A)
A	6/9
B	7/9
C	8/9
D	1 (9/9)
E	11/9
F	13/9
G	15/9
H	2 (18/9)

For example, if a Parish has a tax base consisting of the equivalent of 1,000 Band D properties and levies a precept of £20,000 the Council Tax for a Band D property would be £20. Multiplying by the appropriate factors the Council Tax for each Band would be as follows:

Council Tax Band	Formula	Council Tax Levy
A	£20 x 5/9 (Disabled Relief Band A)	£11.11
A	£20 x 6/9	£13.33
B	£20 x 7/9	£15.56
C	£20 x 8/9	£17.78
D	£20 x 9/9	£20.00
E	£20 x 11/9	£24.44
F	£20 x 13/9	£28.89
G	£20 x 15/9	£33.33
H	£20 x 18/9	£40.00

It should be noted, in addition to the Council Tax resulting from the Parish precept there will also be Council Tax levied by the other precepting authorities, i.e., in respect of the District Council, County Council, the Police and Fire Authorities.

What does all this mean in practical terms?

All this means that even if the Parish Council requests the same financial precept for the whole Parish for the next financial year, due to changes in the number of Band D equivalent properties in the Parish, the individual precept against each property may change. This can result in the individual precept rising or falling by a small percentage even when the Parish Council precept, as a whole, has not changed.