

Guide to Council Tax & Non Domestic Rates



2025/26

Mae'r ddogfen hon ar gael yn Gymraeg. / This document is also available in Welsh.



RHONDDA CYNON TAF

Council Tax & Non Domestic Rates 2025/26

Explanatory information about Council Tax & Non Domestic Rates and financial information from Rhondda Cynon Taf County Borough Council.

This leaflet forms part of the statutory demand notice and is available in other formats on request.

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1 Background Information

Information has to be provided to you by law on the Council's spending plans and your Council Tax bill. Your Council Tax bill for the financial year 2025/26 shows what you have to pay and how much each organisation listed below will receive:

A) Rhondda Cynon Taf County Borough Council

B) The Police and Crime Commissioner for South Wales

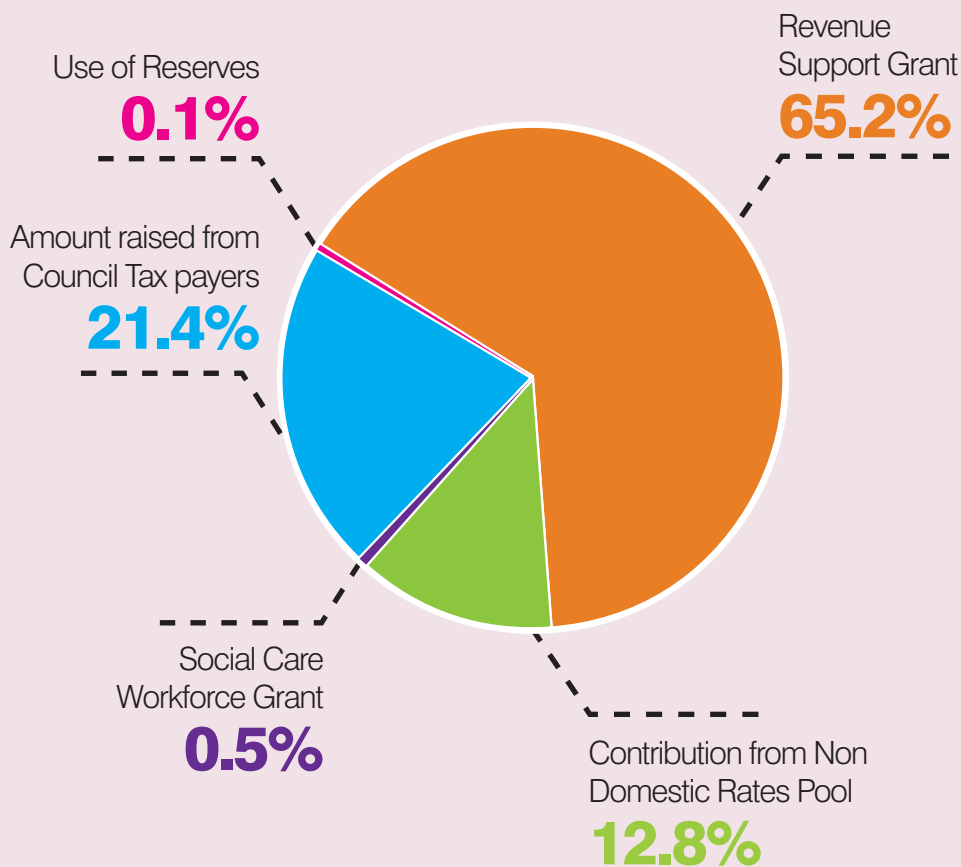
C) Your Community/Town Council (if applicable)

Council Tax income is a contribution to the provision of Council services, and those services provided by precepting authorities such as The Police and Crime Commissioner for South Wales (who do not collect Council Tax themselves).

Council Tax is only part of how local government is financed. Other income includes Central Government Grants such as Revenue Support Grant and contributions from the Non Domestic Rates Pool (rates paid by local businesses). Only 21.4% of the Council's budget is funded by Council Tax payers.

2

How the Council's budget is funded



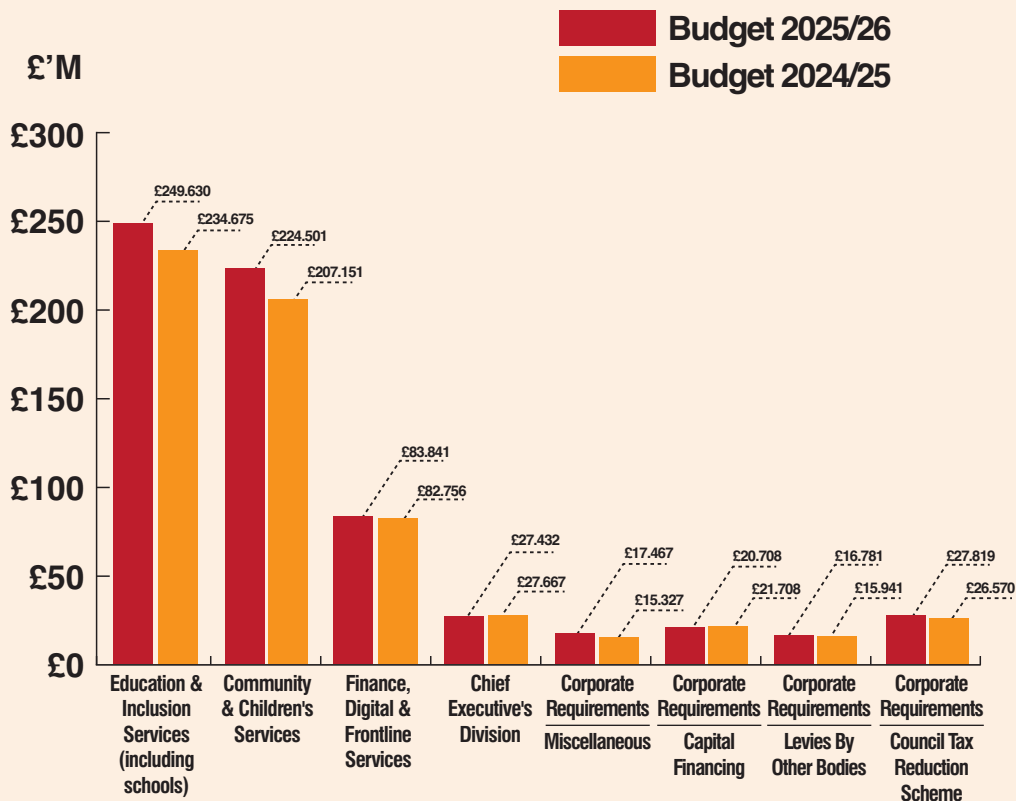
	£M
Revenue Support Grant	£435.495
Contribution from Non Domestic Rates Pool	£85.834
Use of Reserves	£0.457
Social Care Workforce Grant	£3.668
Amount raised from Council Tax payers	£142.725

The County Borough has approved a net budget of £668.179m for 2025/26.

A number of services are supported by this, including;

- Education (including nursery, primary, secondary and special schools)
- Children's services
- Highways
- Transportation Services
- Emergency planning
- Trading standards
- Youth services
- Fire services
- Leisure Services
- Streetcare Services
- Adult Social Care Services

Comparison of 2024/25 and 2025/26 estimated net expenditure



Other Financial Information

Local Government Financial Settlement:

The Welsh Government's assessment of what the Council needs to spend on services, its Standard Spending Assessment (S.S.A), is £661.039m.

Capital Investment:

A programme of capital investment totalling £225.315m is planned over 3 years – 2025/26 to 2027/28.

Financial Reserves:

Revenue Reserves - working balances are forecast to be around £10m at 31st March 2026.

Overall Revenue Budget Summary	Budget 2024/25 £M	Budget 2025/26 £M
Education & Inclusion Services (including schools)	£234.675	£249.630
Community & Children's Services	£207.151	£224.501
Finance, Digital & Frontline Services	£82.756	£83.841
Chief Executive's Division	£27.667	£27.432
Corporate Requirements - Miscellaneous	£15.327	£17.467
Corporate Requirements - Capital Financing	£21.708	£20.708
Corporate Requirements - Levies By Other Bodies	£15.941	£16.781
Corporate Requirements - Council Tax Reduction Scheme	£26.570	£27.819
Totals	£631.795	£668.179

Major Precepts and Community/Town Council Precepts 2025/26

Precept 2024/25 (£)	Council Tax Band D 2024/25 (£)	Precepting Body/Community Council	Precept 2025/26 (£)	Council Tax Band D 2025/26 (£)
£28,106,702.00	£352.67	Police & Crime Commissioner for South Wales	£30,460,313.00	£378.67
£87,511.00	£85.35	Gilfach Goch	£87,861.00	£84.93
£92,109.57	£54.63	Hirwaun	£95,057.08	£55.46
£271,893.53	£79.17	Llanharan	£300,409.26	£83.92
£128,322.81	£79.18	Llanharry	£129,379.00	£80.00
£311,199.00	£57.50	Llantrisant	£336,100.00	£62.00
£349,904.00	£52.78	Llantwit Fardre	£383,734.00	£57.37
£235,970.00	£67.57	Pontyclun	£291,520.00	£83.34
£837,969.68	£77.81	Pontypridd	£877,276.43	£80.86
£17,000.00	£59.58	Rhigos	£17,000.00	£58.76
£41,153.00	£28.42	Taffs Well	£40,938.00	£28.42
£317,000.00	£75.74	Tonyrefail	£347,511.00	£81.92
£80,000.00	£55.67	Ynysybwl & Coed y Cwm	£80,000.00	£55.62

Council Tax - General Information

Every March, the Council issues new Council Tax bills for over 111,000 properties in Rhondda Cynon Taf. To help answer any queries you may have with regards to your bill and other matters the Council has prepared some frequently asked questions which can be found at:

www.rctcbc.gov.uk/aboutcounciltax

If you require this booklet in hardcopy it is available on request (quoting Handy Guide) by Email: **revenues@rctcbc.gov.uk**

The amount of tax you pay will vary according to the valuation band in which your home is placed and the area of Rhondda Cynon Taf in which your home is located.

Your home has been placed in one of nine bands according to its market value at 1 April 2003.

Can I appeal against my property's valuation band?

The Valuation Office Agency (VOA) values domestic properties for council tax. This valuation is used to set your council tax band. You might need to contact the VOA if you think your council tax band is wrong.

You can find out more about when you can challenge your band and what you need to do at **gov.uk/challenge-council-tax-band**. If you challenge your band, you must continue to **pay council tax** at your current band until your appeal is decided.

There are some areas of Rhondda Cynon Taf that have different Council Tax levels to the rest of the county borough. This is because they are areas with a Community or Town Council, which places a precept (charge) on the Council Tax bill. These precepts can be seen on your Council Tax bill.

A full list of the Council Tax charges for all communities within Rhondda Cynon Taf can be found at:

www.rctcbc.gov.uk/HowMuchIsMyCouncilTax

Council Tax - Discounts, Reliefs and Exemptions

Discounts, Reliefs and Exemptions from Council Tax

The actual amount you are due to pay may be reduced by discounts or benefit. Your bill will show these if they are applicable. Details of how to claim reductions can be found at:

www.rctcbc.gov.uk/counciltaxdiscounts

Single Person Discount

If you are the only adult resident in a property, you may be entitled to a 25% reduction in your council tax bill.

Empty Properties

Any properties which are empty for between six and twelve months which are not exempt for another reason, will be liable to pay 100% council tax. Please refer to section 8 for information relating to Council Tax Premiums for properties that are empty for longer than 12 months.

Severely Mentally Impaired

If you suffer from a mental impairment, which has been certified by a medical practitioner, and you are in receipt of a qualifying state benefit you may be entitled to a reduction in your council tax bill.

Statement on Discounts

If you are in receipt of any form of relief, discount or exemption and you are no longer entitled to it because your circumstances have changed, you have a legal responsibility to inform the Council within 21 days of that change occurring. If you fail to advise the Council of any relevant changes concerning a relief, discount or exemption you are receiving, you can receive a financial penalty of £50.00 or even be prosecuted under the Fraud Act 2006.

In January 2023 the Council agreed to introduce a premium for properties which are classed as being “long term empty” and unoccupied but substantially furnished, sometimes referred to as “second homes”. For long term empty properties this came into force on 1st April 2023 and for unoccupied but substantially furnished properties it came into effect on 1st April 2024.

A long term empty property is one which has been empty and unfurnished for at least 12 months. From 1st April 2025 a property which has been empty for between 1 and 3 years will pay an additional 100% council tax and any property which has been empty for longer than 3 years will pay an additional 200% council tax.

An unoccupied but substantially furnished home is a property which is not a person’s sole or main residence and is furnished. Owners of these properties will pay a 100% premium.

There are some exceptions to these rules, details of which can be found on the Council’s webpage.

www.rctcbc.gov.uk/counciltaxpremiums

How to pay, check your account or notify us of changes

How to pay your Council Tax and Business Rates:

Set up a Direct Debit: www.rctcbc.gov.uk/directdebit

Go online: www.rctcbc.gov.uk/payit

Call the 24 hour automated payment line: **01443 425000**

Pay with your council tax bill at post offices and outlets that display the Payzone sign.

Text Message Service

If the Council does not receive a payment from you on your monthly instalment date we may send you a SMS (text message) shortly afterwards to remind you that a payment is due. The SMS will include a security question and a secure link to the Councils website that will enable you to make your payment. This SMS may also be used to prompt you to contact the Council to discuss your council tax payments if you have fallen into arrears and need help to deal with these.

For more information visit www.rctcbc.gov.uk/counciltaxtextservice

My Account

You can manage your Council tax, business rates or benefits account online at www.rctcbc.gov.uk/eaccount. Choose to receive your bills by email, see a full statement of your account, a list of your payments and your discount and exemption details as well as find out when your instalments are due.

Self Serve

A quick, easy and secure way to tell us if you move house, change your name, claim single person's discount or set up a direct debit – visit www.rctcbc.gov.uk/eaccount.

Your Non Domestic Rates Bill

The information given below explains some of the terms which may be used on a non-domestic rate demand and in the supporting information. Further information about liability to non-domestic rates may be obtained from billing authorities.

Non-Domestic Rates

The non domestic rates collected by billing authorities are paid into a central pool for Wales and redistributed to county and county borough councils and police and crime commissioners. Your council and police and crime commissioner use their shares of redistributed rate income, together with income from their council tax payers, revenue support grant provided by the Welsh Ministers and certain other sums, to pay for the services they provide. Further information about the non domestic rates system, including what reliefs are available may be obtained at <https://businesswales.gov.wales/>

Rateable Value

The rateable value of non-domestic property is fixed in most cases by an independent valuation officer of the Valuation Office Agency which is an Executive Agency of His Majesty's Revenue and Customs (HMRC). They compile and maintain a full list of the rateable values of all non domestic properties in Wales, available on their website at www.gov.uk/find-business-rates. All non domestic property is normally revalued every 3 years. From 1 April 2023 the rateable value of a property represents its annual open market rental value as at 1 April 2021.

For composite properties which are partly domestic and partly non domestic the rateable value relates to the non domestic part only. The values of all property in respect of which rates are payable to your authority are shown in the local rating list, a copy of which may be obtained by contacting the Valuation Office Agency at gov.uk/contact-voa or e-mailing revenues@rctcbc.gov.uk.

Revaluation

All rateable values are reassessed at a general revaluation to ensure rates paid by any one ratepayer reflect changes over time in the value of their property relative to others. This helps maintain fairness in the rating system by updating valuations in line with changes in the market. A new rating list came into effect on 1 April 2023 and was based on values as at 1 April 2021.

In the year a revaluation takes effect, the multiplier is rebased to account for overall changes to total rateable value and to ensure that the revaluation does not raise extra money.

Alteration of Rateable Value

The ratepayer (and certain others who have an interest in the property) may also in certain circumstances propose a change in value. If the ratepayer and the valuation officer do not agree the valuation within 3 months of the proposal being made, the matter is referred by the valuation officer as an appeal by the proposer to the Valuation Tribunal for Wales. Further information about how to propose a change in a rateable value is available from valuation offices.

Non-Domestic Rating Multiplier

This is the rate in the pound by which the rateable value is multiplied to give the annual rate bill for a property. The multiplier is set annually by the Welsh Government (WG) and is the same for the whole of Wales and except in a revaluation year cannot rise by more than the rate of the increase in the consumer price index. For 2025/26, WG have determined that the multiplier will be 0.568.

Proposals and Appeals

Information about the circumstances in which a change in rateable value may be proposed and how such a proposal may be made is available from the local valuation office. Further information about the appeal arrangements may be obtained from Rhondda Cynon Taf CBC or from the Valuation Office Agency. The Valuation Tribunal for Wales provides a free independent appeals service dealing with appeals about Non Domestic Rates and Council Tax. Their contact details can be found here <http://www.valuation-tribunals-wales.org.uk/>

Unoccupied property rating

Owners of unoccupied non domestic properties may be liable to empty property rates which are charged at 100% of the normal liability. Liability begins after the property has been empty for 3 months or, in the case of certain industrial properties, after the property has been empty for 6 months. Certain types of property are exempt from empty property rates.

Charitable and discretionary relief

Charities and community amateur sports clubs are entitled to 80% relief from rates on any non domestic property where -

- (a) in the case of charities, the property is wholly or mainly used for charitable purposes; or
- (b) in the case of a club, the club is registered with HM Revenue & Customs.

Billing authorities have discretion to remit all or part of the remaining 20% of the bill on such property and can also give relief in respect of property occupied by certain bodies not established or conducted for profit.

For more information regarding clubs you should contact HM Revenue & Customs, Sports Club Unit, St John's House, Merton Road, Liverpool, L75 1BB. (Website is <http://www.hmrc.gov.uk>).

Small Business Rate Relief (SBRR)

The Non Domestic Rating (Small Business Relief)(Wales) Order 2017 makes provision for rates relief for small businesses.

From 1st April 2018 there is a limit on the number of properties eligible for SBRR to two per business in each Council area, thus restricting the relief awarded to larger businesses and national chains under this Scheme.

Under Article 4 of the regulations, where a ratepayer is liable to pay business rates for more than two premises shown on the local Non Domestic Rating list, which satisfy the rateable value conditions, the ratepayer must give notice of those premises to the Council as soon as it is reasonable to do so.

It is the responsibility of the ratepayer to advise the Council if they are currently receiving more than two instances of SBRR in relation to any premises that they are responsible for paying business rates on.

Full details of the scheme including eligibility criteria, the exceptions, the procedural requirements and the relevant rates relief are available at:

<https://www.rctcbc.gov.uk/EN/Business/BusinessRates/Businessratesreliefandreductions.aspx>

Child Care Providers

The Non Domestic Rating (Small Business Relief) (Wales) (Amendment) Order 2018 provides for a non-domestic rate relief scheme which applies to certain categories of businesses. The effect of the amendments made by this order is to exempt all properties meeting the “child care conditions” from the payment of non domestic rates from 1st April 2019. The Order has been amended to increase the maximum rateable value of properties meeting the childcare conditions to £100,000 (from £20,500). This means that any properties with a rateable value of £100,000 or less, which meet the childcare conditions are eligible for relief under this scheme.

Retail, Leisure and Hospitality Rate Relief (RLH)

The Welsh Government has confirmed that the RLH scheme will continue for the year 2025/26 but the amount of relief that a single business in Wales can receive will continue to be capped at £110,000. The scheme will provide a maximum of 40% rates relief to all qualifying business premises within the retail, leisure, and hospitality sectors from 1st April 2025 through to 31st March 2026. However, where the award of RLH relief at the maximum rate would take the overall value of RLH relief to that business over the £110,000 cap, then the RLH relief will be reduced accordingly so as to ensure the cap is not exceeded.

The full Welsh Government guidance can be viewed at:

<https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-and-premises/non-domestic-rates-retail-leisure-and-hospitality-rates-relief-2025-26>

Local Discretionary Non Domestic Rate Support Scheme

The Council has adopted and will operate a local rate relief scheme. For 2025/26 financial year, qualifying businesses will receive up to £500 rates support which will be used to reduce their rates bill. In order to qualify for the support, the business must qualify for and be awarded relief from the Welsh Governments Retail, Leisure and Hospitality Relief Scheme (RLH). Should a business apply for and be awarded RLH relief, the Council will automatically award the local relief (up to a maximum of £500) and an amended rates bill will be sent to the qualifying business.

Improvement Relief

The relief is intended to support ratepayers investing in improvements to their non-domestic properties which will support their business, by providing relief from the effect of a resulting rateable value increase on their NDR liability for a period of 12 months. The relief is applied by calculating the chargeable amount of NDR for the relevant property as if the rateable value in the list for the day concerned is that rateable value minus the increase in rateable value attributable to the eligible improvement works. This will ensure that businesses and other ratepayers are able to start realising the benefits of improvements they make, before their NDR bill increases.

Eligibility for the relief is subject to two conditions being met. Firstly, the improvements must meet the definition of qualifying works. Secondly, the property must have remained in occupation by the same ratepayer in the period since the qualifying works began. These conditions are defined in the **Non-Domestic Rating (Improvement Relief) (Wales) Regulations 2023** and explained in more detail in the WG guidance - which can be found at the link below.

<https://businesswales.gov.wales/non-domestic-rates-improvement-relief>