



# Council Tax

## 2026 - 2027

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Your council tax explained.

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# Welcome

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Now more than ever, people are turning to their local authorities for support. It is therefore vital that we continue to provide those services that are important to you.

With a continuing reduction in the funding we receive from central government, we are working hard to ensure that we retain high quality, value for money services for our residents.

This booklet outlines how we plan to spend the money raised from your council tax this year. Please take a few minutes to read through this information. You may find you are eligible to claim an exemption or discount, which could reduce how much council tax you need to pay. See pages 3-7 for more detail.

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# About your council tax

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## How is council tax calculated?

Your council tax is based on two adults living in a property.

- › If only one person lives there, they are entitled to a 25% discount.
- › Certain properties could be 100% exempt even if they are occupied. See page 7 for more details.

Please remember, if you are waiting for the outcome of an application for a reduction, you must continue to pay your current bill. If successful, you will be entitled to a refund of any overpaid council tax.

## Local council tax reduction scheme

If you are working age you may be able to get a reduction of between 20% and 100% under our Banded Discount Scheme. For people of pensionable age, we operate a national rebate scheme. The amount of help that you can receive will depend on your income and family. For more information, a benefit checker and our application form please visit

**[www.cannockchasedc.gov.uk/benefits](http://www.cannockchasedc.gov.uk/benefits)**

## Could you get a discount?

This depends on the number of adults in your house and their circumstances. If any of the adults are on the list below, they may not be counted for council tax purposes. If this takes the number of 'counted' adults below two, you are eligible for a discount.

- › Full time students, student nurses, apprentices, youth training trainees and foreign language assistants.
- › Young people for whom child benefit is payable and 18/19 year olds who have just left school or college.
- › Patients resident in hospital or being looked after in care homes.
- › Severely mentally impaired people.
- › People in hostels or night shelters.
- › People caring for a person with a disability who is NOT their partner or their child under the age of 18.
- › Low paid care workers (usually working for charities).
- › Members of religious communities such as monks or nuns.
- › People in detention (except for non-payment of council tax or a fine).
- › Spouses or dependants of students who are non-British subjects and are prevented by immigration regulations from working or claiming benefits.
- › Members of visiting forces, certain international and defence organisations and those with diplomatic privilege or immunity.

# Council tax discounts and reductions

## Furnished and second homes

Furnished and unoccupied 200% charge (100% up to 31 March 2025)

## Empty homes

Unfurnished and unoccupied for less than 1 year.

- › Up to 28 days, 100% discount (100% charge after the 28 day discount period)

## Long term empty homes

Unfurnished and unoccupied for:

- › More than 1 year but less than 5 years, 200% charge
- › More than 5 years but less than 10 years, 300% charge
- › More than 10 years, 400% charge
- › Unfurnished and unoccupied due to liable person living elsewhere in armed forces accommodation, 100% charge

## Second homes (job related)

Furnished and unoccupied due to liable person living elsewhere in job-related or armed forces accommodation, 50% charge.

From April 2025, the government introduced a number of exceptions to the second home and long term empty premiums.

Examples are; second homes and long term empty properties being actively marketed for sale or to let (exception can apply for up to 12 months), dwellings left empty following the death of the owner (exception will apply for up to 12 months from the date of Grant of Probate/Letters of Administration), long term empty properties which require or are undergoing major repairs or structural alteration (exception will apply for up to 12 months).

Full details of all of the exceptions and online application forms can be found on our website [www.cannockchasedc.gov.uk/CTExceptions](http://www.cannockchasedc.gov.uk/CTExceptions)

The council tax team can give you more information about how the above charges may affect you and may be able to refer you to someone who can give you advice about bringing your property back into use.

## Reduction for people with disabilities

Your bill may be reduced if you (or someone who lives with you) need a room, an extra bathroom or kitchen, or extra space in your property to meet the required needs arising from a disability.

The bill may be reduced to that of a property in the band immediately below the band of your property. If your property is in Band A, a reduction (equivalent to a band) will be given. This reduction is not based on your income or savings.

## Annexe discount

A discount of 50% may be applicable to a separately assessed annexe (or similar self contained part of a property) which is occupied as part of the main property or is the main home of a relative of the council taxpayer of the main property.

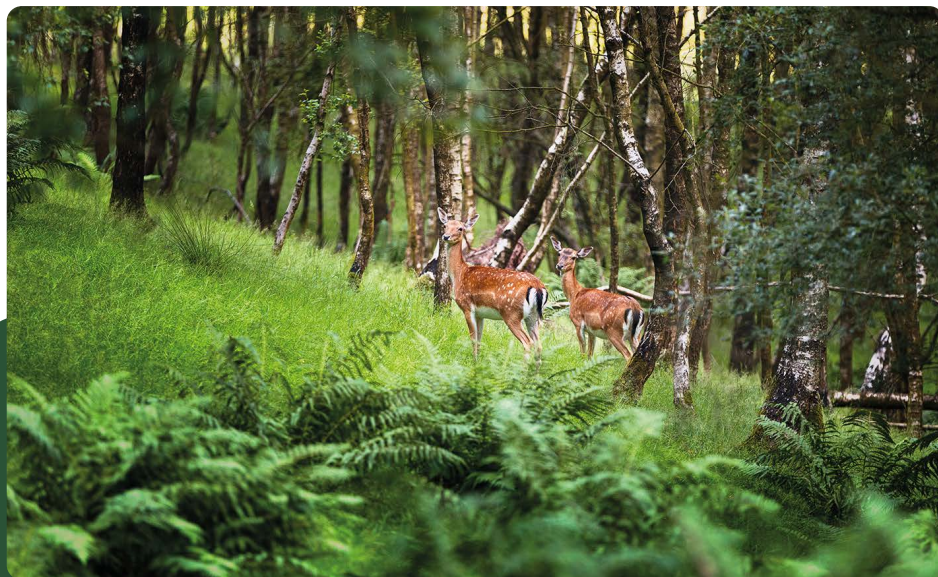


# Council tax valuation bands

HMRC Valuation Office, part of HM Revenue and Customs (not your local council) has put every property into one of eight valuation bands.

Your council tax bill states which band applies to your home and your home's valuation is based on an estimate of how much it was worth on 1 April 1991. Price changes since that time won't affect the valuation. A full list of valuation bands is available on its website at [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

Band	Range of values as at 1 April 1991	Proportion of Band D tax payable
A	Up to and including £40,000	6/9
B	£40,001 to £52,000	7/9
C	£52,001 to £68,000	8/9
D	£68,001 to £88,000	1
E	£88,001 to £120,000	11/9
F	£120,001 to £160,000	13/9
G	£160,001 to £320,000	15/9
H	More than £320,000	2



## Could you be exempt from council tax?

Some properties may be exempt from council tax.

### Unoccupied properties which are

Owned by a charity (allowed for up to six months)

Left empty by someone who has gone to prison

Previously occupied by a person in permanent residential care

Owned by the estate of a deceased person and waiting for probate or letters of administration to be granted (continuous for up to six months after being granted)

Empty because occupation is forbidden by law

Waiting to be occupied by a minister of religion

Left empty by someone who has moved to receive personal care by reason of old age, disablement or illness

Left empty by someone who has moved to provide personal care to another person

Owned by a student and last occupied by a student

Subject to a Repossession Order

The responsibility of a bankrupt person's trustee

A site for a caravan, mobile home or mooring

Unable to be let separately because it is linked to, or in the grounds of, another property and planning conditions do not allow separate letting

### Occupied properties where

All the residents are students

Used for UK armed forces accommodation, whether occupied or not

At least one liable person is a member of a visiting force

All residents are less than 18 years old

All liable residents are severely mentally impaired

At least one liable person is a foreign diplomat

It is annexed to a family home and occupied by that family's elderly or disabled relatives

## Can you appeal against your council tax band?

There are several situations where you can appeal against the band in which your house has been placed:

- › Within six months of becoming the new tax payer for the property.
- › Within six months of the Valuation Office Agency making a change to the band.
- › If there have been specific material changes in the property value.

Any queries about appeals and bandings should be made direct to the Valuation Office Agency. See contacts on page 16.

## What if you don't think you should be paying council tax?

You can appeal to the council if you think you are not liable to pay council tax e.g. because you are not the resident or owner, or because your property is exempt or you are entitled to a discount. You should not withhold payment if you are making an appeal. You should pay as normal and a refund will be made if you are successful.

## Changes in circumstances

If you have been granted a reduction you must tell the council of any change in circumstances which will affect your entitlement within 21 days. If you fail to do so you may be faced with a penalty of £70. For more details about council tax discounts see page 3, for details of Council Tax exemptions see page 7.

## How we collect and use information

Cannock Chase District Council, as the data controller, will use the information that you provide to update your Council Tax account. We want to be able to provide appropriate, timely and effective services so it is important to us that we coordinate what we do for you properly. To do this, we will share basic information such as name and address between services within the Council. This allows us to keep our information on you as up-to-date as possible in order to improve our services to you.

Even though our systems are joined-up, we ensure that staff within the Council can only access the information they need to do their job. Please be advised, we won't sell or give your information to any third party for marketing purposes unless we have asked for your permission. We will only share your information, when necessary, with agencies involved in the administration of your Council Tax account, or where the law requires or allows us to, for example, to prevent or detect fraud and error within the Council Tax and/or Benefit System.

For more information, please see [www.cannockchasedc.gov.uk/PrivacyNotice](http://www.cannockchasedc.gov.uk/PrivacyNotice) or [www.cannockchasedc.gov.uk/nfi](http://www.cannockchasedc.gov.uk/nfi).

# About your council tax bill

Your Council Tax bill comprises charges from four principal authorities in the area, Staffordshire County Council, Staffordshire Commissioner (Police and Crime), Staffordshire Commissioner (Fire and Rescue) and Cannock Chase Council. Cannock Chase Council is solely responsible for collection of Council Tax.

## Average bill for a band D property for 2026 / 2027

2025/26 (£)	Authority	2026/27 (£)	Increase	
			(£)	%
251.30	Cannock Chase District Council	258.81	7.51	2.99%
1,621.71	Staffordshire County Council	1,686.42	64.71	3.99%
91.77	Staffordshire Commissioner (Fire and Rescue)	96.77	5.00	5.45%
287.57	Staffordshire Commissioner (Police and Crime)	302.57	15.00	5.22%
<b>2,252.35</b>	<b>Total</b>	<b>2,344.57</b>	<b>92.22</b>	<b>4.09%</b>

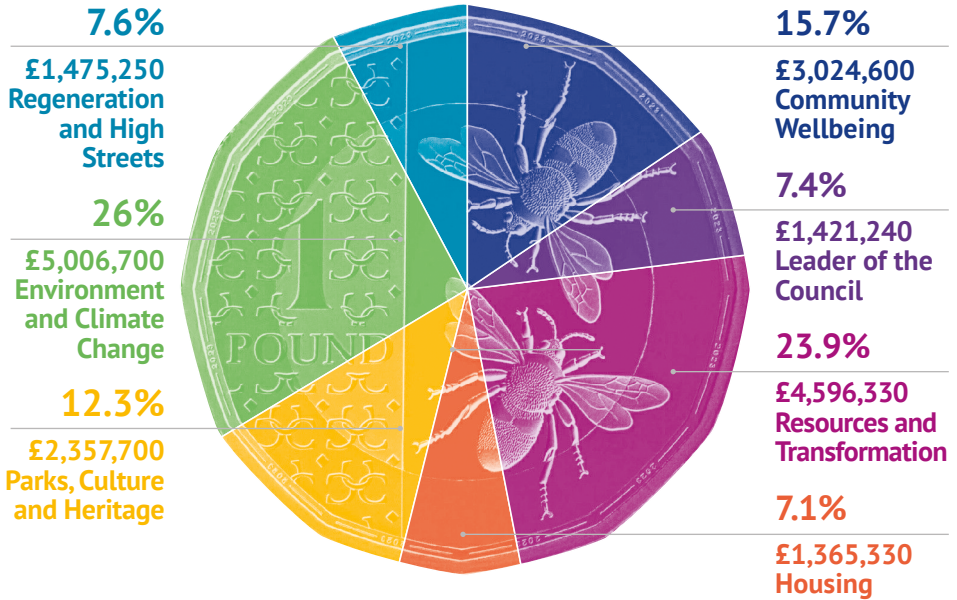
## Charge for each property band

Property Band	COUNCIL TAX				Total(£)
	District (£)	County (£)	Fire (£)	Police (£)	
A	172.54	1,124.28	64.51	201.71	1,563.04
B	201.30	1,311.66	75.27	235.33	1,823.56
C	230.05	1,499.04	86.02	268.95	2,084.06
D	258.81	1,686.42	96.77	302.57	2,344.57
E	316.32	2,061.18	118.27	369.81	2,865.58
F	373.84	2,435.94	139.78	437.05	3,386.61
G	431.35	2,810.70	161.28	504.28	3,907.61
H	517.62	3,372.84	193.54	605.14	4,689.14

In addition a further charge is included for the spending of parish councils where appropriate (see page 12).

## Where the money goes - spending on Council services

(Net portfolio spending before technical adjustments)



## Why the increased spend?

The Council's budget requirement funded by Council Tax for 2026/27 of £7.729 million is £223,000 more than in 2025/26. The following table identifies the major reasons for this:

	£'000
Inflation and price increases	408
Food Waste	814
Changes in income	(408)
Changes in Leisure, Culture and Heritage services	(277)
Other variations	(314)
<b>Increase in budget requirement</b>	<b>223</b>

# Other information

## Staffing

Budgeted staffing for 2026/27 is shown in the following table with the previous year's figures as a comparison (part time staff are shown as full time equivalents):

	2025/26	2026/27
General Fund	298.4	318.7
Housing Revenue Account	131.7	131.7
<b>Total</b>	<b>430.1</b>	<b>450.4</b>

## Capital expenditure

In 2026/27 Cannock Chase Council will be spending approximately £35.448 million on capital investment, which is split £17.434 million on the Housing Revenue Account and £18.014 million on the General Fund Capital Programme.

Areas of investment in the Housing Capital Programme include new build on the Aelfgar site and improvements to existing council housing including upgrading of central heating, kitchens, bathrooms and electrical systems. Funds have also been set aside for external and environmental works, disabled housing adaptations and sheltered scheme works.

Areas of Investment in the General Fund Capital Programme include works on the Levelling Up Scheme in the town centre and investment in leisure services as part of the new leisure contract. Resources will continue to be made available for disabled facilities grants to private householders.

## Borrowing

The Council's total outstanding debt at 31 March 2026 is estimated to be £77.2 million.



# Parish Councils

Parish Councils tell Cannock Chase Council how much income they need from council tax (their 'precept'). This is paid for from the District Council's General Fund and is recovered by setting a parish tax for each Parish Council.

The detailed analysis has been provided by Rugeley/Hednesford Town Council in line with the Local Government Act 1992 which requires all Parish/Town Councils with a precept in excess of £140,000 to provide details of expenditure and income to Council Tax/National Non-Domestic Rate payers.

## What is your parish spending?

Parish	2025/26 £	2026/27 £	Band D Equivalent £
Brereton and Ravenhill	66,400	66,400	34.04
Bridgtown	8,580	8,920	14.19
Brindley Heath	4,272	4,595	18.18
Cannock Wood	13,144	13,407	33.96
Heath Hayes and Wimblebury	120,772	125,602	31.63
Hednesford	227,808	239,523	40.53
Norton Canes	120,366	139,000	52.19
Rugeley	337,034	335,950	63.90

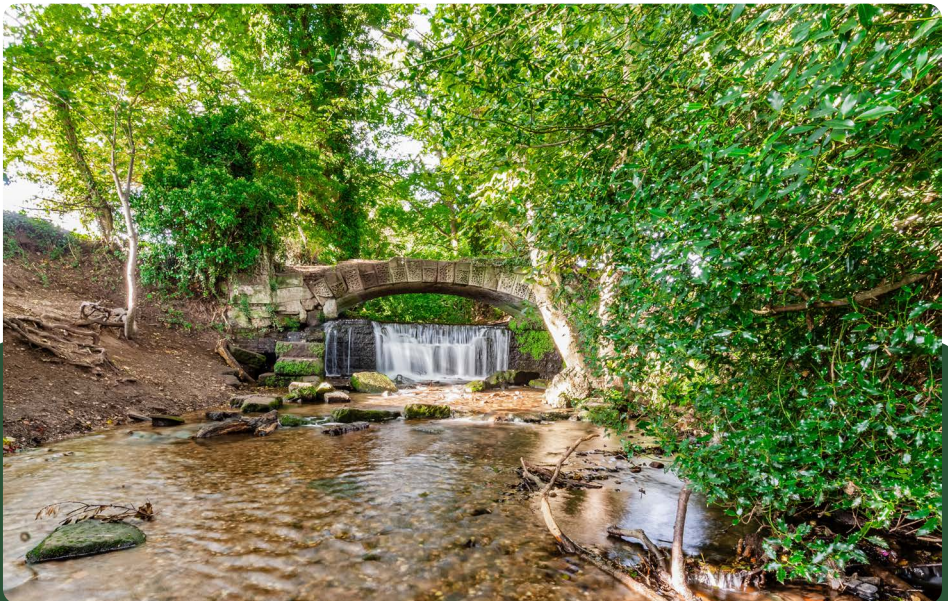


## Hednesford Town Council Precept

	Revenue Expenditure 2025/26 (£)	Revenue Expenditure 2026/27 (£)
Council Administration	62,445	59,545
CCTV	27,000	29,119
Town Centre Maintenance	250	250
Christmas Lights	9,500	9,500
Community Events	4,750	4,750
Citizens Advice Grant	5,000	5,000
Community Grants	5,000	5,000
Pye Green Community Centre	98,006	102,310
Town Regeneration	28,597	31,324
Community Engagement	36,660	39,625
Farmers Market	0	0
Town Magazine	0	0
<b>Total gross expenditure</b>	<b>277,208</b>	<b>286,423</b>
Income	3,400	3,400
Income from Pye Green Community Centre	46,000	43,500
Income from Market	-	-
Contribution from reserves	-	-
<b>Total precept</b>	<b>227,808</b>	<b>239,523</b>
<b>Total gross income</b>	<b>277,208</b>	<b>286,423</b>
<b>Total net expenditure</b>	<b>0</b>	<b>0</b>

## Rugeley Town Council Precept

	Revenue Expenditure 2025/26 (£)	Revenue Expenditure 2026/27 (£)
Administration	149,345	114,000
Council Office	76,825	49,675
Elections	0	0
Small Grants	7,500	7,500
Other services	26,175	0
Neighbourhood Plan	0	0
Community Events & Regeneration	18,860	37,950
Christmas	40,000	50,000
Rugeley Rose	216,825	238,050
<b>Total gross expenditure</b>	<b>535,530</b>	<b>497,175</b>
<b>Income</b>	<b>198,500</b>	<b>236,700</b>
<b>Total net expenditure</b>	<b>337,030</b>	<b>260,475</b>
<b>Total precept</b>	<b>337,034</b>	<b>335,950</b>



# Environment Agency

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## The Council Tax (Demand Notices) (England) Regulations 2011.

The Environment Agency is a levying body for its Flood and Coastal Erosion Risk Management Functions under the Flood and Water Management Act 2010 and the Environment Agency (Levies) (England and Wales) Regulations 2011.

The Environment Agency has powers in respect of flood and coastal erosion risk management for 2369 kilometres of main river and along tidal and sea defences in the area of the Trent Regional Flood and Coastal Committee. Money is spent on the construction of new flood defence schemes, the maintenance of the river system and existing flood defences together with the operation of a flood warning system and management of the risk of coastal erosion. The financial details are:

Trent Regional Flood and Coastal Committee		
	2025/2026 000's	2026/2027 000's
Gross Expenditure	£77,456	£70,294
Levies Raised	£2,360	£2,431
<b>Total Council Tax Base</b>	<b>1,959</b>	<b>1,980</b>

The majority of funding for flood defence comes directly from the Department for the Environment, Food and Rural Affairs (Defra). However, under the new Partnership Funding rule not all schemes will attract full central funding. To provide local funding for local priorities and contributions for partnership funding the Regional Flood and Coastal Committees recommend through the Environment Agency a local levy.

A change in the gross budgeted expenditure between years reflects the programme of works for both capital and revenue needed by the Regional Flood and Coastal Committee to which you contribute. The total Local Levy raised by this committee has increased by 3.0%.

The total Local Levy raised has increased from £2,359,742 in 2025/2026 to £2,430,534 for 2026/2027.

## Cannock Chase District Council

[www.cannockchasedc.gov.uk](http://www.cannockchasedc.gov.uk)

Civic Centre, Beecroft Road, Cannock, Staffordshire WS11 1BG

24 hour telephone payment line 01616 214 113 or 01543 215 020

Pay online [www.cannockchasedc.gov.uk/online-payments](http://www.cannockchasedc.gov.uk/online-payments)

Business rates helpline 01543 464 282

Business rates information [www.cannockchasedc.gov.uk/businessrates](http://www.cannockchasedc.gov.uk/businessrates)

Council tax helpline 01543 464 285

Council tax information [www.cannockchasedc.gov.uk/counciltax](http://www.cannockchasedc.gov.uk/counciltax)

Benefit helpline 01543 464 292

Benefit information [www.cannockchasedc.gov.uk/benefits](http://www.cannockchasedc.gov.uk/benefits)

Other Cannock Chase District Council enquiries 01543 462 621

Online enquiry portal [www.cannockchasedc.gov.uk/enquiries](http://www.cannockchasedc.gov.uk/enquiries)

## HMRC Valuation Office

[www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

Listing officer, HMRC Valuation Office 03000 501 501

## Fire

[www.staffordshirefire.gov.uk](http://www.staffordshirefire.gov.uk)

Stoke-on-Trent and Staffordshire Fire and Rescue, Pirehill, Stone ST15 0BS

Fire Headquarters 08451 221 155

**Emergency number dial 999**

## Police

[www.staffordshire.police.uk](http://www.staffordshire.police.uk)

Staffordshire Police Headquarters, Weston Road, Stafford, ST18 0YY

Police non-emergency number 101

**Emergency number dial 999**

## Staffordshire County Council

[www.staffordshire.gov.uk](http://www.staffordshire.gov.uk)

Staffordshire Place, Stafford, Staffordshire, ST16 2DH

Main reception 0300 111 8000

