

Council Tax Charges for Phase 2 Nynehead Mews Properties 2011/12

The Valuation Office Agency originally stated that two bedroomed properties at Nynehead Mews would be valued within band C but, once Phase 1 had been occupied, the valuation was uprated to band F. The owners of the Phase 1 properties have now appealed to the Valuation Tribunal against this decision and, whilst the original advice from the Valuation Office was that the Phase 2 properties would be similarly banded within band C, this cannot now be confirmed.

The setting and collection of the Council Tax payable on each Band is dealt with by Taunton Deane Borough Council, whose current charges (2011/12) for properties within the Nynehead Parish are shown below:

Band C	£1269.09
Band D	£1427.71
Band E	£1744.98
Band F	£2062.25

Discounts and/or exemptions may be applicable to all/some residents of the Nynehead Mews properties and purchasers should apply to the Revenues and Benefits Services Department of Taunton Deane Borough Council at PO Box 582, The Deane House, Belvedere Road, Taunton TA1 1NG. Tel: 01823 356355 or email: revenues@tauntondeane.gov.uk for full details of any benefits, discounts or exemptions that may be applicable to their own circumstances.

As a guideline, it is considered that, the following discounts could be applicable:

1. Disability Reduction – If anyone living at the property has a disability and uses a wheelchair at home, which necessitates a special room or bathroom to meet their special needs, the rate of the valuation band may be reduced to the Band immediately below the band at which the home is charged.
2. Single occupancy – A 25% discount will be applied to any property with only one occupant, or those where a second person is disregarded because they are in care.

Likely charges can therefore be calculated as follows:

Band	Standard Charge	With Disability Reduction	With Single Occ Discount	With Disability Reduction & Single Occ Discount
C	1269.09	1110.44	951.82	832.83
D	1427.71	1269.09	1070.78	803.08
E	1744.98	1427.71	1308.73	981.55
F	2062.25	1744.98	1546.69	1160.02

Please note that these figures have been produced for guidance only, based on the information provided by the Valuation Officer at the time of going to print. The details will be updated as soon as the result of the appeal against the decision to vary the valuation of the Phase 1 mews properties is known.