

Parish Plan Background Briefing Council Tax and Non-domestic Rates

Introduction

Council tax banding can be an indicator of relative prosperity. But as with many official statistics they need some caution; for example a pensioner in a Band G house may be cash poor, while another pensioner who has downsized to a Band C house may appear to be less well off by this indicator, but in reality will have a much higher disposable income.

How council tax banding works

There are 8 bands lettered A-H, which are based on the valuation of the property on 1 April 1991. Band D is the national average, and the amount of council tax everyone pays is a proportion of the Band D figure

Band	Range of value	Tax Proportion
A	Up to £40,000	6/9
B	£40,001 - £52,000	7/9
C	£52,001 - £68,000	8/9
D	£68,001 - £88,000	9/9
E	£88,001 - £120,000	11/9
F	£120,001 - £160,000	13/9
G	£160,001 - £320,000	15/9
H	over £320,000	18/9

The figures for Hartley

The council tax bandings go some way to explaining why Hartley is not classified as a deprived area. For while nationally band D is the average, in Hartley it is band F:

Band	No of Houses	Percent
A	8	0.4%
B	199	9.4%
C	391	18.5%
D	61	2.9%
E	370	17.5%
F	692	32.7%
G	378	17.9%
H	9	0.4%
Total	2108	

Note: all the Band A properties were annexes to other houses.

How much council tax does Hartley pay each year?

It may be surprising but Hartley pays up to a staggering £3,151,300 in council tax for this financial year, made up as follows:

Kent County Council	£2,256,783
Sevenoaks District Council	£371,528
Kent Police	£281,948
Kent Fire Brigade	£147,698
Hartley Parish Council	£93,332

(it is likely the actual receipts will be less depending on how many single person households there are, who claim the 25% discount).

Business Rates

Let us not forget the contribution Hartley's businesses make too. Hartley has 40 non-domestic properties subject to business rates. These range from the Manor Road pavilion at Longfield Hill with a rateable value of £300, to the Country Club which has a rateable value of £36,100. A typical shop unit is about £3,000 - £3,500.

In all the 40 properties have a total rateable value of £247,820. Non-domestic properties pay rates at 46.5p in the pound (2004/5), so Hartley's businesses contribute £115,236 to the community.

These figures show how important it is to support local businesses. A shop unit in Cherry Trees has a rateable value of £3,600. The business has to pay business rates of £1,674 a year, as well as rent (normally about the same as the rateable value which for 2005 is £5,600) and running costs. This means that the business may well have to make over £8,000 a year profit, before the owner would see a penny for themselves.

These are 2000 valuations, and a new review is due next year. The 2005 draft register is now available and the total rateable value will rise to about £300,000 with notable rises in the rateable values of shops.

Links

Council Tax Bandings (Valuation Office): http://www.voa.gov.uk/council_tax/index.htm

Business Rates (Valuation Office): http://www.voa.gov.uk/business_rates/index.htm

Hartley - Council Tax Banding by Postcode

Road	Banding	A	B	C	D	E	F	G	H
Ash Road (DA3 7DT)								2	
Ash Road (DA3 7DY)						1	5	2	
Ash Road (DA3 7DZ)							4	7	
Ash Road (DA3 7EE)						1	2	4	
Ash Road (DA3 7EF)						4	5	8	
Ash Road (DA3 7EL)							5		
Ash Road (DA3 8BH)							5		
Ash Road (DA3 8BQ)					2	12	1		
Ash Road (DA3 8EH)				1		5	6	1	
Ash Road (DA3 8EL)					1	1	8	6	
Ash Road (DA3 8EN)						3	1		
Ash Road (DA3 8ER)						3	6	6	1
Ash Road (DA3 8EX)			1				12	2	1
Ash Road (DA3 8EY)						3	10	3	
Ash Road (DA3 8HA)		1	1			6	10	9	
Ash Road (DA3 9ER)								1	
Banckside (DA3 7RD)								31	
Bedford Square (DA3 7RJ)			9	1					
Beechlands Close (DA3 8AB)					5	4	5		
Berrylands (DA3 8AP)						1	8		
Billings Hill Shaw (DA3 8EU)							43	4	
Brambledown (DA3 7EP)			10	20					
Brambledown (DA3 7ER)				18	2				
Briars Way (DA3 8AD)					1	8	17		
Broomfields (DA3 8BW)							10		
Carmelite Way (DA3 8BP)						13	22		
Castle Hill (DA3 7AA)									1
Castle Hill (DA3 7BH)		1			3	6	4	6	
Castle Hill (DA3 7BQ)					1				
Cavendish Square (DA3 7RG)			30	2	1				
Caxton Close (DA3 7DG)				34					
Caxton Close (DA3 7DL)			4	44					
Caxton Close (DA3 7DP)				43					
Chantry Avenue (DA3 8DD)						19	34	6	
Chapelwood Road (DA3 8HB)							3		
Cherry Trees (DA3 8DS)			1	3	1	8	24		
Cheyne Walk (DA3 8DX)			14						
Church Road (DA3 8DJ)				1			6	9	
Church Road (DA3 8DL)		1	1			2	10	5	
Church Road (DA3 8DN)		1				2	6	4	
Church Road (DA3 8DR)						2	4	5	1
Church Road (DA3 8DT)					1	7	17	14	
Church Road (DA3 8DW)						4	3	5	
Church Road (DA3 8DY)		2			1	1	5	8	1
Church Road (DA3 8DZ)		1				2	2	19	
Conifer Avenue (DA3 8BX)							8	5	
Copse Side (DA3 7DU)						11	9		
Culcroft (DA3 7EN)				29					
Culvey Close (DA3 8BS)						7	3		
Dickens Close (DA3 8DP)							35	2	

Hartley - Council Tax Banding by Postcode

Road	Banding	A	B	C	D	E	F	G	H
Downs Valley (DA3 7RA)						1	13	28	
Eaton Square (DA3 7RH)			14	5					
Everglade Close (DA3 7EZ)								3	
Fairacre Place (DA3 7DW)								3	
Fairby Lane (DA3 8BT)					1				
Fairby Lane (DA3 8DA)						5	30	11	
Fortuna Close (DA3 7DR)								5	
Gorse Way (DA3 8AE)						9	19	10	
Gorse Way (DA3 8AF)						1	15	13	
Gorsewood Road (DA3 7DE)					1	4	17	13	
Gorsewood Road (DA3 7DF)						2	16	16	1
Grange Lane (DA3 8LH)								3	
Grange Way (DA3 8ES)						6	3		
Green Way (DA3 8BJ)						20			
Gresham Avenue (DA3 7BT)					1	23	19	1	
Grosvenor Square (DA3 7RU)			8	4					
Hartley Bottom Road (DA3 8LA)								2	
Hartley Bottom Road (DA3 8LB)				2				1	1
Hartley Bottom Road (DA3 8LF)							2		
Hartley Hill (DA3 8LL)								3	
Hoselands View (DA3 7ED)				4	10				
Hottsfeld (DA3 7DX)					1	1	11	2	
Johns Close (DA3 7DA)							8		
Larksfield N (DA3 7EH)				1	4	13	13		
Larksfield S (DA3 7EJ)						23	6		
Manor Drive (DA3 8AN)						1	4	10	
Manor Drive (DA3 8AT)		1						2	
Manor Drive (DA3 8AU)			1				3	2	1
Manor Drive (DA3 8AW)						1	6	10	
Manor Lane (DA3 8AX)							1	2	
Manor View (DA3 8BA)							5		
Merryfields Close (DA3 7HW)								5	
Merton Avenue (DA3 7EB)				8	2	4	7		
Northfield (DA3 7EW)				38					
Oast Way (DA3 8BU)							10	4	
Old Downs (DA3 7AA)							14	9	
Parkfield (DA3 7RB)								4	
Perran Close (DA3 7EU)							6		
Pitfield (DA3 7ES)			8	29					
Porchester Close (DA3 7DQ)				42					
Quakers Close (DA3 7EA)						22	4	2	
Round Ash Way (DA3 8BT)							20	6	
Round Ash Way (DA3 8BT)									
Russell Square (DA3 7RY)			24	1					1
Sandshaw Court (DA3 7BH)					8				
Silverdale (DA3 7DS)			3	13					
Simmonds Drive (DA3 8AG)								3	
Sloane Square (DA3 7RR)			4	1			1		
Springcroft (DA3 8AR)					5	25	3		
Springcroft (DA3 8AS)					3	29	3		

Hartley - Council Tax Banding by Postcode

Road	A	B	C	D	E	F	G	H
St George's Square (DA3 7RS)		13	1					
St James Square (DA3 7RX)		8	2					
St Johns Lane (DA3 8ET)					1	14	7	
Stack Lane (DA3 8BL)				1	7	14	8	
Tates Orchard (DA3 8EB)						10		
The Crescent (DA3 7RT)		12	6					
The Warrens (DA3 8DB)					11	3		
Viewpoint Court (DA3 8EY)		6						
Wellfield N (DA3 7EG)		27	11			3	2	
Wellfield S (DA3 7EQ)			27	2	1	3	3	
Wickhams Way (DA3 8DH)							4	
Woodland Avenue S (DA3 7BY)				3	16	16	3	
Woodland Avenue N (DA3 7BZ)					8	12	4	
Total	8	199	391	61	370	692	378	9
	0.4%	9.4%	18.5%	2.9%	17.5%	32.7%	17.9%	0.4%

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