Council Tax charge (£) 2016/17 Kent Local Authorities

Related documents

- Council Tax Base data
- House prices and sales
- Housing Stock
- Affordable dwelling completions

Note:

In this bulletin 'Kent' refers to the Kent County Council Area (KCC) which excludes Medway Unitary Authority

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This bulletin presents council tax charge information for all local authority districts in Kent. This data was collected and published by the Department of Communities and Local Government (DCLG).

Council tax was introduced in April 1993 as a successor to the Community Charge. It is based on property value as at April 1991. All households are responsible for the payment of Council Tax. However there are discounts available. Contact your local authority for qualification requirements.

In April 2013, Council Tax Benefit (CTB) was abolished and replaced by Council Tax Support (CTS). In England local authorities had to devise their own local CTS schemes.

Council Tax in Kent 2016/17

- A number of public authorities are included in the total council tax charge. These are the County Council, the Local Authority, the Police Authority, the Fire and Rescue Service and the Parish Precept. However the local authority is generally the 'billing' authority and collects tax on behalf of all these authorities.
- At October 2015, 649,189 dwellings were recorded for council tax purposes in Kent (KCC area). There were an additional 113,452 dwellings in the Medway Unitary area.
- The average council tax charge (including parish precepts) for a band 'D' property in England was £1,530. All twelve local authorities in Kent (KCC area) were above the national average.



Council Tax statistics summary

- At October 2015 there were 649,189 dwellings in bands A to H in Kent (KCC area) on the council tax valuation list before any discounts. There were 126,937 dwellings (19.6%) in band D, the band the DCLG publish information for. However the band with most properties in Kent is band C, with 180,184 dwellings (27.8%) (Table 1).
- 57% (369,909) of the dwellings recorded for council tax purposes in Kent (KCC) are in the three lower bands A, B and C (Table 1).
- Maidstone district has the highest number of homes for any Kent district (Excluding Medway), with 67,721 dwellings (10.4% of the county total). This is closely followed by Thanet (66,522) and Canterbury (66,186), the three districts between them accounting for approximately one third (31%) of the county total. Gravesham has the least number of dwellings with 42,444 dwellings (6.5% of the county total) (Table 1).

Council tax charges (£) 2016/17

- The average council tax charge for a band D property for all local authorities in England for 2016/17 is £1,530 (Including parish precepts). Of the 326 Billing Authorities in England, Weymouth & Portland district was the highest with £1,816 with the London Boroughs of Westminster (£669) and Wandsworth (£680) recording the lowest. Shepway is the highest ranked Kent district (£1,654) and is 73rd out of the 326; In contrast Ashford was 219th (Table 2).
- The council tax consists of several elements (see front page). The local authority part (ie the billing authority) of the council tax demands are less than the county council requirement. County Council services are £1,134, the Police Authority £152 and the Fire & Rescue services £72. Ashford Borough Council set the lowest local authority rate in the county for 2016/17 at £150.00. In addition to the requirements mentioned any Parish Precepts will need to be included. (Table 4).
- As a comparison the Kent County Council element can be compared to other 'Shire' counties. When the 27 'Shire counties' are considered the average council tax for a band D property ranges from £1,079 (Hampshire) to £1,290 (Nottinghamshire) (Table 5).
- For residents in Kent local authorities (KCC area) the annual council tax charge for a band D property, excluding any discounts (varied from £1,654 in Shepway to £1,540 in Ashford. To calculate other tax bands you need to multiply this amount by the ratio factor (see background notes). Medway Unitary Authority has the lowest Council Tax for any Kent billing authority with £1,464 for a band D property (including Fire and Police) (Table 4).
- Tables 6 and 7 compare the Kent Police and Fire & Rescue council tax charges with other 'Shire counties' service charges.

Table 1

Kent: Total number of properties on the Council Tax Valuation List at October 2015

Number of properties before any discounts

Source:- Valuation Office Agency CTB form (October 2015)

						Co	uncil Ta	x band (Properties)
	Α	В	С	D	Е	F	G	Н	Total
Ashford	4,056	12,185	12,352	8,600	6,316	5,169	3,047	185	51,910
Canterbury	6,301	13,410	20,497	12,872	7,003	3,880	2,114	109	66,186
Dartford	1,631	6,735	14,418	10,765	5,570	2,506	1,003	57	42,685
Dover	6,888	16,184	13,397	6,790	4,145	2,242	1,396	69	51,111
Gravesham	3,619	6,828	14,547	9,793	4,526	2,011	1,020	100	42,444
Maidstone	4,161	8,576	18,471	17,831	9,236	5,238	3,861	347	67,721
Sevenoaks	1,682	3,148	10,772	11,649	7,330	5,784	7,539	1,334	49,238
Shepway	6,878	12,334	13,772	7,659	4,733	2,593	1,828	92	49,889
Swale	9,856	15,754	16,469	10,483	5,250	2,373	1,176	112	61,473
Thanet	16,150	19,305	17,321	7,644	3,877	1,476	717	32	66,522
Tonbridge & Malling	1,683	3,865	14,770	13,008	8,676	4,909	4,510	397	51,818
Tunbridge Wells	3,401	5,095	13,398	9,843	6,425	4,463	5,053	514	48,192
Kent (KCC area)	66,306	123,419	180,184	126,937	73,087	42,644	33,264	3,348	649,189
Medway UA	11,174	37,946	33,360	17,181	8,695	3,684	1,347	65	113,452
Kent & Medway	77,480	161,365	213,544	144,118	81,782	46,328	34,611	3,413	762,641
England	5,814,551	4,648,289	5,154,689	3,642,444	2,241,807	1,184,996	828,442	137,902	23,653,120

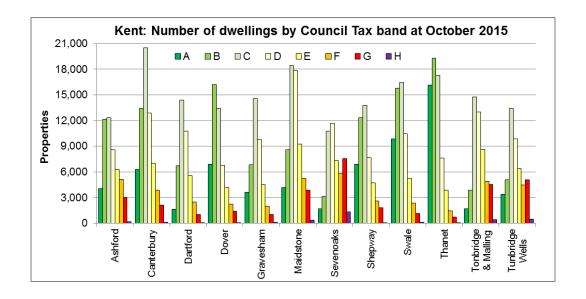


Table 2
Kent: Average Council Tax charge (£) for a Band D property from 1993/94
Total amount payable including local, major & parish precepts and excluding any discounts
Source: Department of Communities and Local Government

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	Medway UA	England
1993-94	494	545	540	539	478	547	528	557	492	529	529	519	-	568
1994-95	527	576	557	566	510	577	528	582	510	584	543	542	-	580
1995-96	551	588	575	591	534	604	554	612	534	612	569	569	-	609
1996-97	584	611	612	611	561	634		631	564	640	612	598	-	646
1997-98	626	637	643	641	593	671	647	659	616	653	645	633	-	688
1998-99	690	700	709	708	675	738	715	727	687	717	715	701	635	747
1999-00	746	756	766	768	731	797	_	780	744	776	771	758	670	798
2000-01	803	816	825	828	794	858	837	845	804	841	829	815	702	847
2001-02 2002-03	853 939	869 956	877 965	880 968	846	911	896 999	899	874 962	892 984	880 974	865 947	747	901 976
2002-03						1,000	1,125	990			-		819	976
2003-04							1,125						1,014	,
2004-05							1,193						1,014	
							1,301						1,127	
2007-08													1,178	,
2008-09													1,237	•
2009-10													1,296	•
2010-11													1,329	,
2011-12													1,330	
2012-13													1,330	,
2013-14													1,355	1,456
2014-15													1,382	
2015-16													1,410	1,484
2016-17	1,540	1,566	1,554	1,592	1,553	1,624	1,634	1,654	1,541	1,601	1,597	1,569	1,464	1,530
1 yr chg	3.86	3.74	3.31	3.61	3.73	3.57	3.75	3.81	3.50	4.01	3.78	3.73	3.82	3.10
5 yr chg	8.95	8.40	7.68	8.96	8.87	8.69	8.70	7.72	7.75	8.15	8.93	9.40	10.08	6.27

Note: Amount (£) rounded to whole number

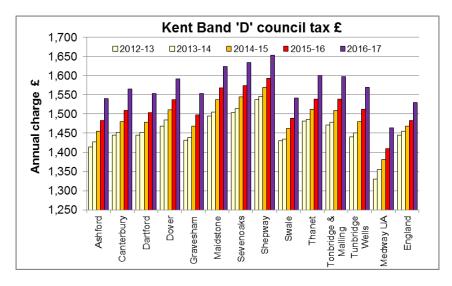


Table 3 Kent Districts: Average Council Tax charge (£) for a Band D property

rotal amount payable including local,	major & parisn	i precepts not	t including any	aiscounts
Source: Department of Communities a	and Local Gove	ernment		

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells
1993-94	61.88	113.63	109.13	108.00	46.13	115.88	95.63	126.00	60.75	96.75	96.75	87.75
1994-95	64.13	113.63	94.50	103.50	47.25	114.75	65.25	119.25	47.25	121.50	81.00	79.88
1995-96	64.13	101.25	87.75	103.50	47.25	117.00	65.25	124.88	47.25	124.88	82.13	81.00
1996-97	71.16	97.97	98.82	98.42	47.98	121.59	96.13	118.52	51.24	126.75	98.80	85.52
1997-98	85.82		102.76			130.71		118.52		113.30		93.18
1998-99	88.42		107.95				113.94			116.19		
1999-00	91.45		110.83				120.33			121.39		
2000-01	94.00		116.11				128.20			132.47		
2001-02	98.63		122.31		-			144.99				
2002-03	107.11		133.50					157.90				
2003-04			140.13					172.90				
2004-05			142.88		-			207.35		-		
2005-06			149.45					227.39				
2006-07			157.02					238.97				
2007-08 2008-09			164.60 173.25					248.37 260.18				
2008-09			181.87					272.60				
2009-10			187.52					280.85				
2010-11			188.65	-				280.73				
2012-13			190.47		177.88							
2012-13			194.71					289.42				
2014-15			195.94		185.70							
2015-16	_		196.34					285.12				
2016-17			196.20		195.28							
							2. 2.00			2.2.00		
1 yr chg 5 yr chg	4.19 14.63	3.25 9.52	-0.07 4.00	2.42 13.38	3.16 13.47	2.34 11.08	3.40 11.05	3.78 5.40	1.23 4.28	5.08 7.66	3.57 13.07	3.16 17.53

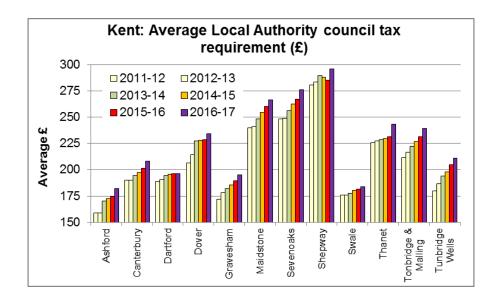


Table 4

Kent: Average council tax £ (Band D, 2 adult equivalent) including both local and major precepts.

Source: DCLG Council Tax requirement return CTR1

	Estimated collection rate (%)		Average £ (Bai equivalent) o (including Ac Care prece excluding loc	ouncil tax dult Social ept and	major pred	e £ council epting auth ng authority	orities	Average £ (Band D, 2 adult equivalent) council tax for area of the billing authority including both local and major precepts.
	2015-16	2016-17	LA 2015-16	LA 2016-17	County	Police	Fire	
Ashford	99.0	99.0	145.45	150.00	1,134	152	72	1,540
Canterbury	98.9	98.9	189.36	194.31	1,134	152	72	1,566
Dartford	97.5	97.5	162.90	162.90	1,134	152	72	1,554
Dover	97.6	97.6	167.49	172.44	1,134	152	72	1,592
Gravesham	97.5	98.0	181.71	186.66	1,134	152	72	1,553
Maidstone	99.0	99.0	235.71	240.66	1,134	152	72	1,624
Sevenoaks	99.3	99.4	192.87	197.82	1,134	152	72	1,634
Shepway	97.0	98.5	241.22	246.02	1,134	152	72	1,654
Swale	98.8	98.9	159.93	159.93	1,134	152	72	1,541
Thanet	97.3	97.3	209.97	214.92	1,134	152	72	1,601
Tonbridge & Malling	98.3	98.3	187.51	192.51	1,134	152	72	1,597
Tunbridge Wells	98.7	98.7	158.63	163.61	1,134	152	72	1,569
Medway	97.6	97.6	1,187.46	1,234.89	0	152	72	1,464
England	97.9	98.1	1,459.04	1,503.46	-	-	-	1,530

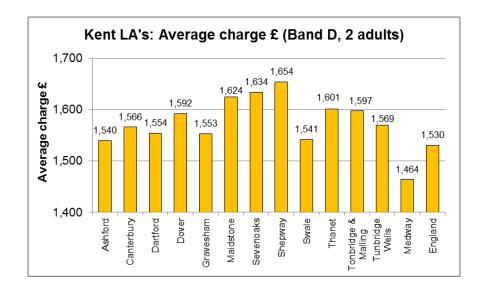


Chart to accompany Table 4

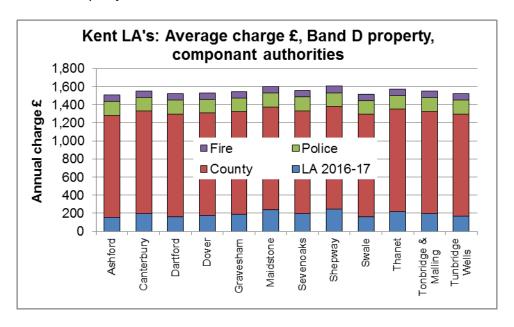


Chart to accompany Table 4

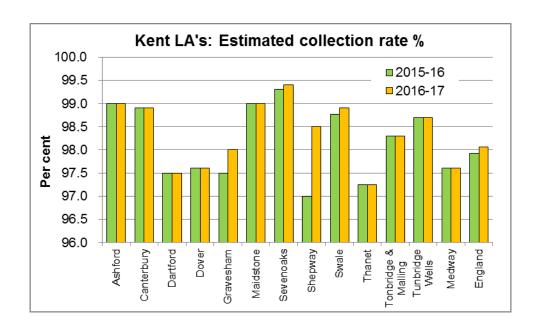


Table 5

Kent: Shire Counties average council tax billing area £ 2016-17 Source: DCLG Council Tax requirement return CTR1

2015-16	2016-17	% chg
1,037.88	1,079.28	3.989
1,027.30	1,081.64	5.290
1,047.28	1,088.65	3.950
1,069.02	1,111.25	3.950
1,079.77	1,122.31	3.940
1,084.15	1,127.40	3.989
1,085.94	1,128.83	3.950
1,086.75	1,130.13	3.992
1,089.99	1,133.55	3.996
1,090.50	1,134.01	3.990
1,099.98	1,143.86	3.989
1,126.53	1,149.03	1.997
1,115.67	1,160.19	3.990
1,120.46	1,165.17	3.990
1,144.26	1,167.12	1.998
1,129.78	1,174.86	3.990
1,141.09	1,186.62	3.990
1,145.07	1,190.79	3.993
1,161.27	1,207.62	3.991
1,161.99	1,207.89	3.950
1,184.61	1,231.87	3.989
1,201.14	1,249.02	3.986
1,203.93	1,251.90	3.984
1,215.27	1,263.78	3.992
1,219.68	1,268.28	3.985
1,232.46	1,281.64	3.990
1,241.14	1,290.66	3.990
	1,037.88 1,027.30 1,047.28 1,069.02 1,079.77 1,084.15 1,085.94 1,086.75 1,089.99 1,090.50 1,099.98 1,126.53 1,115.67 1,120.46 1,144.26 1,144.26 1,149.78 1,141.09 1,145.07 1,161.27 1,161.99 1,184.61 1,201.14 1,203.93 1,215.27 1,219.68 1,232.46	1,037.88 1,079.28 1,027.30 1,081.64 1,047.28 1,088.65 1,069.02 1,111.25 1,079.77 1,122.31 1,084.15 1,127.40 1,085.94 1,128.83 1,086.75 1,130.13 1,089.99 1,133.55 1,090.50 1,134.01 1,099.98 1,143.86 1,126.53 1,149.03 1,115.67 1,160.19 1,120.46 1,165.17 1,144.26 1,167.12 1,129.78 1,174.86 1,141.09 1,186.62 1,145.07 1,190.79 1,161.27 1,207.62 1,161.99 1,207.89 1,184.61 1,231.87 1,203.93 1,251.90 1,215.27 1,263.78 1,219.68 1,268.28 1,232.46 1,281.64

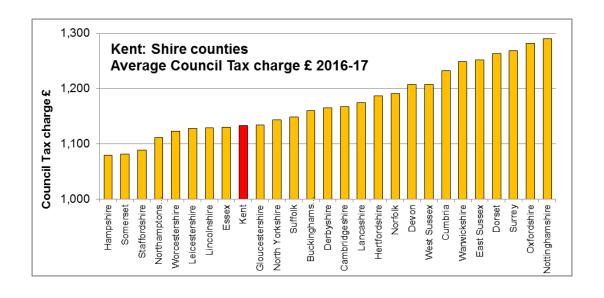


Table 6
Kent: Police and Crime Commissioner and Chief Constable 2016-17
Average Council Tax charge (£) 2016-17

Source: DCLG Council Tax requirement return CTR1

Source: DCLG Council Tax requirement return CTR1			
	2015-16	2016-17	% chg
Northumbria	88.33	93.33	5.661
West Midlands	106.55	111.55	4.693
West Yorkshire	140.95	145.95	3.547
Hertfordshire	147.82	147.00	-0.555
Sussex	143.91	148.91	3.474
Essex	147.15	152.10	3.364
Kent	147.15	152.15	3.398
South Yorkshire	148.16	153.16	3.375
Greater Manchester	152.30	157.30	3.283
Hampshire	157.33	160.46	1.989
Cheshire	156.23	161.23	3.200
Lancashire	159.06	162.22	1.987
Merseyside	159.68	162.80	1.954
Bedfordshire	159.67	162.85	1.992
Durham	162.73	165.95	1.979
Thames Valley	163.70	166.96	1.991
Wiltshire	163.98	167.10	1.903
Devon & Cornwall	169.47	172.84	1.989
Suffolk Police	170.10	173.43	1.958
Derbyshire	173.61	177.07	1.993
Staffordshire	177.61	177.61	0.000
Avon & Somerset	174.78	178.26	1.991
Nottinghamshire	176.40	179.91	1.990
Cambridgeshire	181.35	183.15	0.993
Leicestershire	180.00	183.58	1.989
Humberside	180.08	183.67	1.994
West Mercia	185.90	189.60	1.990
Dorset	187.11	190.80	1.972
Warwickshire	188.23	191.98	1.992
Lincolnshire	197.64	201.51	1.958
Northamptonshire	200.96	204.96	1.990
Gloucestershire	207.73	210.31	1.242
Cleveland	206.26	210.36	1.988
Norfolk	208.80	212.94	1.983
Cumbria	212.58	216.63	1.905
North Yorkshire	212.77	217.00	1.988
Surrey	215.89	220.19	1.992

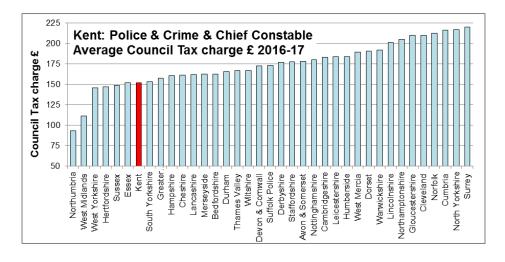


Table 7
Kent: Combined Fire & Rescue Authorities 2016-17
Average Council Tax charge (£) 2016-17

Source: DCLG Council Tax requirement return CTR1

	2015-16	2016-17	% chg
Buckinghamshire	58.54	59.70	1.982
Berkshire	60.66	61.27	1.006
Leicestershire	60.43	61.62	1.969
Hampshire	61.38	62.60	1.988
Lancashire	64.86	65.50	0.987
Cambridgeshire	64.26	65.52	1.961
North Yorkshire	64.59	65.88	1.997
Essex	66.42	67.68	1.897
Avon	66.60	67.93	1.997
Dorset and Wiltshire	67.86	69.21	1.989
Staffordshire	68.96	70.33	1.987
Derbyshire	69.81	71.18	1.962
Cleveland	70.36	71.70	1.904
Cheshire	70.46	71.86	1.987
Kent	70.65	72.00	1.911
Nottinghamshire	72.44	73.85	1.946
Hereford & Worcester	76.50	78.00	1.961
Humberside	77.92	78.89	1.245
Devon and Somerset	78.42	79.98	1.989
East Sussex	85.07	86.72	1.940
Bedfordshire	89.22	91.00	1.995
Shropshire	92.22	94.05	1.984
Durham	93.96	95.76	1.916

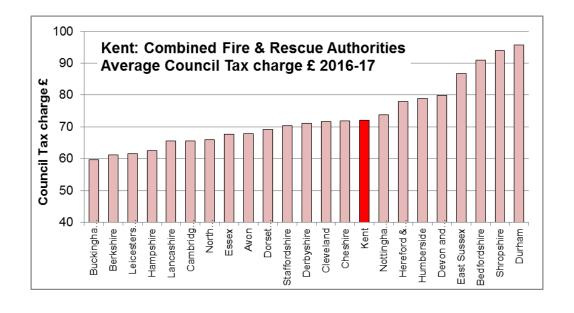
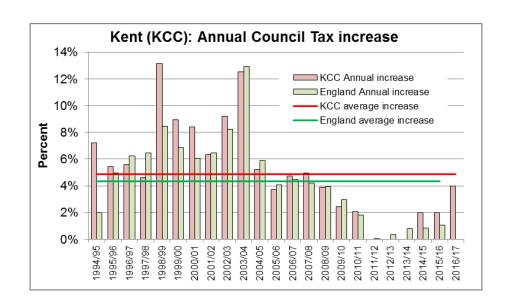


Table 8

Kent (KCC) Annual Council Tax increase

Source: KCC

	KCC Annual	England Annual	KCC Average	England Average	
	Increase	Increase	Increase	Increase	Sept RPI %
1994/95	7.20	1.99	4.85	4.33	2.2
1995/96	5.44	4.96	4.85	4.33	3.9
1996/97	5.57	6.24	4.85	4.33	2.1
1997/98	4.61	6.46	4.85	4.33	3.6
1998/99	13.15	8.44	4.85	4.33	3.2
1999/00	8.95	6.85	4.85	4.33	1.1
2000/01	8.40	6.08	4.85	4.33	3.3
2001/02	6.34	6.45	4.85	4.33	1.7
2002/03	9.20	8.24	4.85	4.33	1.7
2003/04	12.50	12.94	4.85	4.33	2.8
2004/05	5.22	5.88	4.85	4.33	3.1
2005/06	3.70	4.05	4.85	4.33	2.7
2006/07	4.75	4.46	4.85	4.33	3.6
2007/08	4.95	4.21	4.85	4.33	3.9
2008/09	3.90	3.92	4.85	4.33	5.0
2009/10	2.44	2.97	4.85	4.33	-1.4
2010/11	2.10	1.80	4.85	4.33	4.6
2011/12	0.00	0.01	4.85	4.33	5.6
2012/13	0.00	0.33	4.85	4.33	2.6
2013/14	0.00	0.79	4.85	4.33	3.2
2014/15	1.99	0.85	4.85	4.33	2.3
2015/16	2.00	1.08	4.85	4.33	0.8
2016/17	4.00		4.85		



Background notes on Council Tax data

Council tax was introduced in April 1993 as a successor to the Community Charge (which was introduced in England and Wales in 1990). It is based on property value as at April 1991. All households are responsible for the payment of Council Tax.

It is the main source of locally raised income for many local authorities to meet the difference between the amount they need to spend to provide services and the amount they receive from other sources, such as government grants. It replaced the community charge on 1 April 1993 and is calculated based on the council tax band assigned to the dwelling.

In April 2013, Council Tax Benefit (CTB) was abolished and replaced by Council Tax Reduction, sometimes called Council Tax Support (CTS). In England local authorities had to devise their own local CTS schemes.

Households on a low income or claiming benefits can apply to their local authority (the 'billing authority') for a reduction on their Council Tax bill. The local authority will discuss your circumstances and apply discounts if you qualify. Council Tax Reduction has replaced Council Tax Benefit, which stopped on 1 April 2013.

You can <u>apply for Council Tax Reduction</u> whether you own your home, rent, are unemployed or working.

Council tax bands

The Valuation Office Agency (VOA) assesses the properties in each district area and assigns each dwelling to one of eight valuation bands A to H. Council tax bands are based on the value of the dwelling as at 1 April 1991. Any dwelling built after this date is given a notional 1991 value for council tax purposes. The tax is set on the basis of the number of Band D equivalent properties. Tax levels for dwellings in other bands are set relative to the Band D baseline.

Property is placed in one of eight bands, A to H, band 'D' is regarded as the average value. The bands for England are:

Band A	up to £40,000
Band B	£40,001 to £52,000
Band C	£52,001 to £68,000
Band D	£68,001 to £88,000
Band E	£88,001 to £120,000
Band F	£120,001 to £160,000
Band G	£160,001 to £320,000
Band H	£320,001 and above

The council tax band of a property is not related to its current market value. This is because, by law, council tax valuations are based on the price a property would have fetched if it had been sold on 1 April 1991. For Wales the valuation date is 1 April 2003.

Home improvements carried out after council tax was introduced in April 1993, which lead to an increase in the value of a property would not necessarily lead to an increase in a council tax banding until the property is sold. The purpose of this is, and has always been, to ensure that householders are not penalised for making improvements to their homes.

The proportion of properties in each Council Tax band will reflect both the characteristics of the local housing stock, and the relative value of property in that area (based on 1991 valuations). Council Tax data also provides a useful indicator into the annual stock numbers of dwellings within a Local Authority.

Council tax requirement - This is an amount calculated, in advance of each year, by each billing authority and by each major precepting authority. It is the amount of revenue to be raised from council tax, and is equivalent to an authority's Band D council tax, multiplied by its council tax base. Then distributed over bands A to H.

All households are responsible for payment of Council Tax, and the figures in this report are gross, i.e. before any discounted arrangements or special reductions are applied by the local authority to individual circumstances.

Low income households may apply to their local authority for Council Tax Reduction.

Council Tax - Tax base

The tax base is the number of Band D equivalent dwellings in a local authority. To calculate the tax base for an area, the total number of dwellings in each council tax band is reduced (see list below) to take account of discounts and exemptions. The resulting figure for each band is then multiplied by its proportion relative to Band D (Band A 6/9 to Band H 18/9). The total across all eight bands is then calculated. The tax base figure that is used by a local authority when it sets its council tax uses an adjustment for the collection rate. The average for each individual band is calculated by using the proportions relative to Band D.

	Ratio to Band D
Band A	6/9
Band B	7/9
Band C	8/9
Band D	1
Band E	11/9
Band F	13/9
Band G	15/9
Band H	2

The Local Government Finance Act 2012

Note for 2013/14

The Local Government Finance Act 2012 Section 10 has added a new section 13A to the *Local Government and Finance Act 1992*. So that, in respect of dwellings in England, a person's liability to pay Council Tax will be reduced in accordance with the billing authority's Council Tax Reduction Scheme. Liability may be reduced "to such an extent as the billing authority thinks fit." Billing authorities can apply a reduction in particular cases or by determining a class of case. Liability for Council Tax can be reduced to nil.

Billing authorities are the default lead authorities for Council Tax support schemes although they are able, under their existing powers, to collaborate with other billing authorities to develop joint schemes, or develop schemes on behalf of one or more other authorities, or allow an upper-tier authority to develop a scheme on behalf of one or more billing authorities. They were required to have a Council Tax Reduction Scheme in place by 31 January 2013 for implementation in the 2013-14 financial year.

Adult Social Care - In 2016-17,

There are special factors which may have affected the decisions of local authorities when setting their council tax levels for 2016-17. One of these special factors is Adult Social Care. Local authorities have been able to increase council tax by up to 2% to fund adult social care only. This is in addition to the usual funding of adult social care through council tax. This applies to London boroughs, county councils, metropolitan districts and unitary authorities.

Council Tax Support (also known as Council Tax Reduction)

In April 2013, the government changed the support that was available to low income households to help them with their Council Tax. Council Tax Benefit ended and was replaced with a scheme to be administered by local councils.

Council Tax Support is a local Council Tax Discount. It is a means tested benefit to help you pay your council tax. The discount received depends on things like:

- Your income
- Your savings and investments
- The amount of your Council Tax
- Other people who live with you

The new, localised, council tax support system will see pensioners unaffected by the changes. Persons living alone also receive a discount.

Please contact your local authority for full details.