

Council Tax at Alice Shepherd House and Oak House

Council Tax in Tower Hamlets

Council Tax is the contribution that people who live in Tower Hamlets make to the many services provided by the Borough, such as street lighting, collecting rubbish, schools and libraries, as well as the police and fire service.

All councils in England collect Council Tax. All properties in the Borough fall into a series of Council Tax 'bands' which are based on the value the property would have sold for on the open market (before any discounts) on 1 April 1991 in England. The property values are set by the Valuation Office Agency (VOA), a government department, and are based on the size, layout, character, and location of the property. In general, the more a property is worth, the higher the Council Tax band it will fall within and the higher the yearly rate will be.

Due to the more modern fixtures and fittings in new homes, increased room sizes and outdoor space, and modern building methods and materials, it is common that newly built homes have a greater value than existing homes of the same size. As such it is likely that the new home will be in a higher tax band than the existing home and so the yearly charge payable to the Council will increase for most.

One Housing's Commitment

One Housing has little control over the Council Tax of new properties, however we are committed to ensure a smooth transition for residents. If your Council Tax increases because your newly built home is in a higher band, then One Housing will pay some of the extra costs during the first three years where applicable as follows:

During the first year One Housing will pay all (100%) of any extra Council Tax due to the higher banding.

- In the second year One Housing will pay two-thirds (66%) of any extra Council Tax due to higher banding, and
- in the third year One Housing will pay one third (33%) of any extra Council Tax due to a higher banding.
- From the fourth year, you will be fully liable for any extra Council Tax due to a higher banding

Estimated changes to Council Tax

We have prepared some comparisons of existing properties and the Council Tax you pay, and future new homes and the estimated Council Tax that will be charged. These are estimates based on current estimated values of the future properties and the current Council Tax bands and rates in Tower Hamlets. These can all change in the future as the detailed design progresses after the ballot and it will ultimately be the Council Tax Office who will decide the banding of any future new homes. But these are our current best guess and provide residents with an estimate.

	Current Council tax Band	Cost Per month	Cost per year	Estimated future Council tax band	Estimated cost per month	Estimated cost Per year	Estimated increase per month	Estimated increase per year
1 bed	Band B	£95.73	£1148.72	Band C	£109.4	£1,312.82	+£13.67	+£164.1
2 bed	Band C	£109.4	£1312.82	Band D	£123	£1,476.92	+£13.6	+£164.1
3 bed	Band C	£109.4	£1312.82	Band E	£150.43	£1,805.12	+£41	+£492.3
4 bed	N/A			Band F	£177.8	£2,133.33		N/A (no 4 beds in ASO)

(Current valuation information taken from directgov.uk, current tax band information taken from Tower Hamlets Council website, future sales values based on independent estimates from SQW)