

# **APPENDIX 06**

**VALUATION OFFICE**

**RESPONSE**

**28.01.2014**



## APPENDIX 06

Andrew Corkish MRICS MCMI  
Listing Officer  
Council Tax East

Valuation Office Agency  
Ground Floor  
Ferrers House  
Castle Meadow Road  
Nottingham  
NG2 1AB

30 JAN 2014

---

Hodgson Elkington LLP  
1 Oakwood Road  
Doddington Road  
Lincoln  
LN6 3LH  
FAO: Mr A Hicks

---

Tel: 03000 500911  
Fax: 03000 500975  
Email: cteast@voa.gsi.gov.uk

Your Reference : AH/CC/Fernwood  
Our Reference : LO/98024117/037  
Please ask for : Mark Emberson

Date : 28 January 2014

Dear Mr Hicks,

### Council tax

**Address: The Fernwood Development, Newark, Nottinghamshire**

Thank you for your letter dated 23 January 2014 in respect of the above.

As you are aware the Valuation Office has the responsibility for placing a council tax banding on domestic property. A council tax band is based on the amount that a property might have fetched if it had been sold on the open market on 1 April 1991. This is the date of valuation applied to all properties for council tax purposes, even if the property hadn't been built at the time. This common date is used to ensure that every property is treated in the same way, giving a fair and consistent approach for everyone. It is purely based on a capital value; no account is taken of what services are provided.

I am enclosing leaflets for your information which explain about council tax and how to challenge a banding, you will also find more information on our website at [www.voa.gov.uk](http://www.voa.gov.uk) in particular the section on our website 'Guidance for people who represent a Council Tax Payer' which contains comprehensive information about challenging a council tax band.

Just to expand briefly about challenging a banding:

Please be aware that there are limited circumstances in which to make a formal valid challenge, I am enclosing a proposal form on which this can be done. You can also make a proposal via our website.

Should you feel that you are unable to make a formal challenge, we can consider carrying out an informal review. I will only undertake a band review where evidence is drawn to my attention to suggest the band is wrong.

I am also enclosing an authority to act form. In order for us to deal with you in respect of any council tax matters we will require a completed form for each client you act for.

If, following consideration of the detail above you require any further information please contact me.

Yours sincerely



Listing Officer

VO8009 (1993)

