

Your Council Tax explained 2020-21



How much is the Council Tax?

Council Tax is a property based charge. It helps pay for the services Bury Council provides to local residents. Each property in the borough is in one of eight bands. The band is based on what the property would have sold for on 1 April 1991. Your band is shown on your Council Tax bill.

Advice from the Valuation Office Agency about how Council Tax bands are set is available at www.gov.uk/guidance/understand-how-council-tax-bands-are-assessed

Your Council Tax bill is made up of four parts:

- Bury Council - main part of the Council Tax used for all the services we provide
- Adult Social Care - a portion of the Council Tax earmarked for providing social care for adults in the borough
- Mayoral Police and Crime Commissioner Precept - pays towards policing in the Greater Manchester region
- Mayoral General Precept - most of this money goes towards providing a regional Fire and Rescue Service. It also includes a contribution to fund the Greater Manchester's elected mayor, and the functions he is responsible for

Council Tax Band	Bury Council	Bury Council Adult Social Care Precept	Mayoral Police & Crime Commissioner Precept	Mayoral General Precept (including Fire Services)	Full Council Tax charge
A	£981.09	£93.61	£138.86	£60.63	£1274.19
B	£1144.60	£109.22	£162.01	£70.73	£1486.56
C	£1308.11	£124.82	£185.15	£80.84	£1698.92
D	£1471.63	£140.42	£208.30	£90.95	£1911.30
E	£1798.66	£171.62	£254.58	£111.16	£2336.02
F	£2125.69	£202.83	£300.87	£131.37	£2760.76
G	£2452.72	£234.03	£347.16	£151.58	£3185.49
H	£2943.26	£280.84	£416.60	£181.90	£3822.60

Discounts

The full Council Tax bill assumes that two or more adults are living in a property. If only one adult lives there we will reduce your bill by 25%.

We will not count the following people when we count the number of adults living in a property:

- full-time students and some student nurses
- apprentices and youth trainees
- patients who live in hospital
- people who are being looked after in care homes
- people who are severely mentally impaired
- people staying in hostels for the homeless or night shelters
- 18 and 19 year-olds who are in full time education
- care workers on low pay
- people caring for someone with a disability who is not their partner, or a child under 18
- member of visiting forces
- members of religious communities (including monks and nuns)
- people in prison (except for those in prison for not paying their Council Tax or a fine)

Exemptions

Occupied properties are exempt if they are:

- annexes occupied by an elderly or disabled relative
- armed forces accommodation such as barracks
- halls of residence
- visiting forces accommodation

Some properties are exempt because all the people living there are:

- students or school leavers
- people aged under 18
- severely mentally impaired
- diplomats

For more information about discounts and exemptions, please visit www.bury.gov.uk/helpwithcounciltax

If your bill shows that you have a discount or an exemption, you need to tell us if something changes which affects this. If you do not tell us within 21 days, you may have to pay a penalty of £70.

Care leaver discount

If you have been in care then you may be entitled to a 100% discount on your Council Tax until you are 25.

Empty properties

Most properties qualify for a discount if they are empty:

- empty and unfurnished for up to 1 month - 100% discount
- empty and unfurnished for up to 2 years - 25% discount
- empty and furnished - 25% discount
- empty and uninhabitable - 50% discount

We charge extra Council Tax if a property has been empty and unfurnished for more than 2 years. From April 2020 the Empty Property Premium is 100% of the full Council Tax charge for properties empty between 2 and 5 years, and 200% of the full Council Tax charge for those which have been empty over 5 years.

Some empty properties are exempt from Council Tax if they are:

- unoccupied and owned by a charity (exempt for up to six months)
- left empty by prisoners
- left empty by long stay patients in care homes and hospitals
- left empty following the death of the taxpayer
- unoccupied because the law says it cannot be occupied
- empty and awaiting occupation by a minister of religion
- left empty by someone who is receiving or providing care
- left empty by students
- repossessed by the mortgagee
- left empty by bankrupts
- unoccupied caravan pitches and boat moorings
- unoccupied annexes which form part of a single property and cannot be let separately

Do you own a house that's been empty for longer than 6 months? Find out more about bringing it back into use at www.bury.gov.uk/emptypropertyadvice

Reductions for disabled people

You may also be eligible for a reduced bill if you, or someone who lives with you, is disabled and needs any of the following:

- a room of their own
- an extra bathroom or kitchen
- extra space in your property

Council Tax Support

We have a scheme to help towards your Council Tax if you have a low income. You can claim whether you own your home or rent, or whether you're working or unemployed.

Find out more about Council Tax Support at www.bury.gov.uk/counciltaxsupport

Appeals

If you disagree with the band your property has been placed in you have six months to appeal from when:

- you become a new taxpayer at the property
- the Listing Officer or the court changes the band of your property

If more than 6 months have passed you can only appeal against your banding if:

- your property is demolished
- your house is changed into flats
- there are changes to your local area which would affect the value of your property

Appeals should be made to the Listing Officer, Valuation Office Agency, Manchester Group Office, Portland Tower, Portland Street, Manchester M1 3LD or phone 0300 050 3600

You can also appeal if you think that you should not be responsible for paying Council Tax. This could be because do not live at the address, you believe your property should be exempt, or you think we have made a mistake on your bill.

If you want to appeal because you think you should not responsible for paying the Council Tax please either email counciltax@bury.gov.uk, or write to Council Tax, 7 Whittaker Street, Radcliffe, Manchester, M26 2DT.

You must pay your Council Tax while your appeal is being looked at. If your appeal is successful, we will pay back any overpayments.

Adult Social Care Precept

Part of your Council Tax is earmarked for the social care services we provide for adults in the borough. The precept in 2020-21 is calculated as:

- 2% of Bury Council's portion of the 2019-20 Council Tax; plus
- the Adult Social Care Precept from previous years and included in the 2019-20 budget

Council Tax Band	Bury Council element of Council Tax 2019-20	2% of Bury Council element of Council Tax 2019-20	+	Adult Social Care Precept in 2019-20	=	Total Adult Social Care Precept in 2020-21
A	£1033.95	£20.67	+	£72.94	=	£93.61
B	£1206.28	£24.13	+	£85.09	=	£109.22
C	£1378.60	£27.57	+	£97.25	=	£124.82
D	£1550.94	£31.02	+	£109.40	=	£140.42
E	£1895.58	£37.90	+	£133.72	=	£171.62
F	£2240.22	£44.80	+	£158.03	=	£202.83
G	£2584.89	£51.69	+	£182.34	=	£234.03
H	£3101.85	£62.03	+	£218.81	=	£280.84

Adult Social Care Precept continued

We are required to publish the following statement from the Government about the Adult Social Care Precept:

The Secretary of State made an offer to adult social care authorities. (“Adult social care authorities” are local authorities which have functions under Part 1 of the Care Act 2014, namely county councils in England, district councils for an area in England for which there is no county council, London borough councils, the Common Council of the City of London and the Council of the Isles of Scilly.)

The offer was the option of an adult social care authority being able to charge an additional “precept” on its council tax without holding a referendum, to assist the authority in meeting its expenditure on adult social care from the financial year 2016-17. It was originally made in respect of the financial years up to and including 2019-20. If the Secretary of State chooses to renew this offer in respect of a particular financial year, this is subject to the approval of the House of Commons.

This offer was extended for the 2020-21 financial year.