

Department of Finance and Personnel,  
Rating Policy Division,  
Room D12 Rathgael House  
Balloo Road,  
Bangor  
BT19 7NA

20<sup>th</sup> June 2008

Dear Sirs,

I am concerned in my rates bill that the transitional relief is rapidly reducing and with all the other dramatic increases in energy, food and tax, I do not know how I will be able to afford the already too high rates bill next year.

I have already been in contact with my local Valuations and Lands agency to point out the discrepancy in their method of valuation. My house is valued far and above all the properties around me simply, I believe, because my house is recently built. If all the properties in the area were to be re-valued and brought up to date with my valuation everyone would be paying the same rate as me and not dramatically less. Until such times I believe I should be paying pro rata to all the other properties around me which is, in some instances, 1/8<sup>th</sup> of the true value.

Reducing the upper value cap to £400,000 would go some way to reducing the unfair gap, however I still believe it is too high for the services I receive. I am particularly disappointed as small homes valued at £50,000 or less may only be paying £300 next year when I will continue to pay nearly 10 times that amount. This is unfair considering that both homes will receive the same level of services.

I have worked hard throughout my life spending money to better our houses for our families. Now the reward for working hard to improve the area and the community is to be unfairly taxed on the improvement in value of my home.

I feel that fairness dictates that the cap is reduced to a minimum of £400,000 and a re-valuation of all properties be implemented as a matter of urgency.

Meantime I also request in the interest of fairness that my home be valued on a pro rata basis with properties in the area, reducing it to a more realistic £180,000 to reflect the norm in the area.

Yours faithfully,

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