

Dear sir/madam,

I am very concerned to see in my rates bill such large rises in the last two years. Worse still, to know that these rises will continue as transitional relief will end.

I believe that the rating mechanism is faulty as there must be a cap at a reasonable level. £500,000 is too high as it will only favour a small number of home owners, but many can see the time when their improvements may push their value above £400,000.

We built this house in 1951, and have lived here with our large family. We worked hard during those years, spending money to improve our home and to make a safe environment, alongside other house owners in the area. We have created a neighbourhood where others want to live. Therefore pushing up the value of our homes and with this new system paying, more for our effort.

Now as a widow and living alone, I feel I am being over-taxed on the improvement in value of our home.

Those whose homes have low house values will pay lower rates for EXACTLY THE SAME SERVICES, and in fact as I am living alone my use of these services is greatly reduced and I pay more for them. This is not a fair system. Water charges is another worry. I have applied for a water meter to be installed and I am told that this project has been postponed.

I have also applied for help to pay these charges and I am told that this will take a long time to process. The thing that worries me the most is the fact that the Capital Value system seems to have become an accepted model of calculation despite promises made by the Minister of Finance that a full review of all other rating models such as local income tax would be explored within two years.

Yours sincerely,