

10 DOWNING STREET

LONDON SW1A 2AA

13 November 1987

From the Private Secretary

Der Obin,

COMMUNITY CHARGE: TRANSITION

As you know, Ministers are to meet at 9.30 am on Tuesday 17 November to continue the discussion of this subject.

In preparation for this meeting I attach a paper by the Cabinet Office which summarises the outstanding issues. I understand that your department is considering whether there is any further information which could be circulated beforehand about the effect of the different options on individuals, in the light of the discussion in E(LF) on Wednesday.

I am copying this letter and the paper to Alex Allan (HM Treasury), Mike Eland (Lord President's Office), Steven Wood (Lord Privy Seal's Office), Jill Rutter (Chief Secretary's Office), Alan Riddell (Office of the Minister for Local Government), Murdo Maclean (Chief Whip's Office) and Trevor Woolley (Cabinet Office).

David Norgrove

Robin Young, Esq., Department of the Environment.

SECRET

SECRET P 02921 From: R T J Wilson 13 November 1987 MR NORGROVE cc Mr Langdon Mr Wells COMMUNITY CHARGE As promised I attach a draft paper for circulation to the small group of Ministers which is to meet on Tuesday at 9.30. The paper itself has been cleared with the Treasury and DOE and reflects their comments. Annexes B and C to the paper have however been the subject of much dispute. The Treasury want to show the effects of dual running on individuals. The DOE at first agreed but then said that it could not be done in time and have instead provided figures which show the effect on households. They may still be able to provide what the Treasury want on Monday. My feeling is that if they can, they should. The large number of exemplifications in Annex D have been included on the specific instruction of the Chancellor. I attach a draft letter for your signature. We have taken the liberty of passing an advance copy to Mr Ridley's office to catch his weekend box. We will provide a brief for the Prime Minister on Monday. R T J WILSON SECRET

SECRET

TRANSITION TO THE COMMUNITY CHARGE

Note by the Cabinet Office

1. A decision is needed on the arrangements for the transition to the community charge in England. Ministerial discussions have narrowed down the choice to two options, outlined below.

Need for transitional arrangements

- The community charge will bring about a major shift in the burden of local taxation, both between areas and between individuals within each area. The purpose of transitional arrangements is to phase in the sharpest changes over the four years from 1990-91 to 1994-95, so as to soften their immediate impact. The more extensive the arrangements, the smaller will be the impact of the community charge on losers in the first year. Equally, the smaller will be the benefit to gainers.
- It has already been agreed that there should be a safety net to phase in the shift in local taxation between areas. It has also been agreed that the maximum contribution to the safety net which any area should be required to make should be £75 per adult. This ceiling will bring forward to 1990-91 some of the gains which the community charge will bring to parts of the South. Conversely, local tax bills in areas which lose as the safety net is withdrawn will be £5 per head higher in 1990-91 than they would have been under a full safety net.
- The main outstanding issue concerns dual running: that is, the areas in which the existing rates system should run alongside the community charge in the transitional period, in order to phase in smoothly the changes in local tax bills for individuals.

Option 1: full dual running, £75 safety net (the Mancellas option)

5. The first option is:

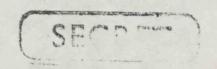
91-945 a. to require every area of England to have dual running during the transition period;

and b. to combine this with the £75 safety net.

Option 2: minimal dual running, £75 safety net (A Ridley's option)

The second option is:

a. to have dual running only in those areas where spending is more than £130 per head above Grant-Related Expenditure (GRE) in their 1987-88 budgets:



and b. to combine this with the £75 safety net.

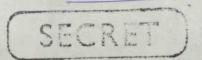
On this basis dual running would only apply in Inner London and Waltham Forest: see Annex A.

Difference between the options

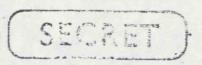
- It is common ground between these options that there should be a £75 safety net and that dual running should operate in the high-spending areas indicated in the previous paragraph. The question is whether dual running should also apply elsewhere in England.
- Annexes B, C and D compare the effect of having dual running everywhere with the effect of confining it to the high-spending areas. It should be noted that the figures are all in terms of households. It has not been possible in the time available to produce tables showing the gains and losses for individuals within those households. But such a presentation would show more gainers waitake and losers, and smaller gains and losses.
 - a. For one-adult households the figures would all be the same.
 - b. For two-adult households the numbers of gainers and losers would be twice as great as shown in Annexes B and C, but the actual gains and losses per adult would be half the size.
 - c. For households with three or more adults, the number of gainers and losers would be 3.3 times the numbers shown, but the gains and losses for each individual would be a third of the figures for households.
 - Annex B compares the impact of the two options on households in England as a whole and in the main regions. It shows the absolute amounts of money which those households would gain or lose in 1990-91 compared with their position under the present rating system. It also shows their final position when the community charge has been fully introduced in 1994-95.
 - Annex C shows the percentage increase or decrease which households in each region would experience under each option in 1990-91 compared with their rates bill in the previous year.
 - Annex D contains examples of what the pattern of household bills would be for 1989-90 through to 1994-95 for different types of household in a range of local authorities.

Implications for Legislation

12. Option 1 would require no change to the forthcoming Rates Reform Bill as at present drafted: the Bill already allows for the £75 safety net and full dual running. Option 2 would require an amendment to the Bill to reflect the decision to restrict dual running to high-spending areas. If this option were chosen, the Department of Environment would need to consult urgently with



n Unday.

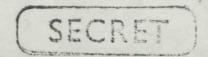


Parliamentary Counsel to see whether the amendment could be made before the Bill was introduced. It is highly desirable that it should.

Conclusions

- 13. Ministers are invited:
 - a. to decide whether Government policy should be based on option 1 or option 2;
 - b. to agree that every effort should be make to make any necessary amendments to the forthcoming Bill before introduction.

Cabinet Office
13 November 1987



OVERSPENDING AND COMMUNITY CHARGES

	1987/88	Safety netted	Unsafety netted
	overspend	. community	community charge
	on GRE	charge	
	(£ per head)		
City of London	7630	482	487
Camden	481	461	782
Hackney	382	417	691
Lewisham	378	375	677
Tower Hamlets	344	313	639
Greenwich	321	266	608
Southwark	301	293	570
Lambeth	278	307	547
Islington	229	294	483
Hammersmith	215	230	465
Wandsworth	190	216	435
Westminster	158	471	396
Waltham Forest	142	356	365
Kensington	137	389	370
Brentwood	125	355	339
Haringey	117	340	329
Harlow	102	321	315
Manchester	95	261	272
Newham	94	309	304
Liverpool	93	263	301
Newcastle	87	259	292
Brent	80	326	283
			203

8

ENGLAND

WITH DUAL RUNNI	NG		1990/9	1		1994/95
	Single pensioner	Other single adult	Two Adults	Three + Adults	All Households	All Households
POUNDS PER WEEK						
LOSERS 10+						1
5 - 10						
2 - 5	-			25	05	222
1 - 2		17 1/2 1-1	126	686	25	669
0 - 1	4	38	1,254	735	812	2,108
0-1	361	423	4,449		2,030	1,509
Total losers			19111	500	5,733	3,187
TOTAL LOSERS - ADV.	364	461	5,829	1,946		
GAINERS	364	461	11,658	6,422	8,600	7,695
0 - 1				0,72	15,905	16,728
1 - 2	1,600	1,015	3,164	222		Harrison II al
2-5	265	447	1,056	222	6,004	4,122
5 - 10	155	192	584	140	1,910	1,856
	6	7	58	81	1,012	2,849 .
10+		1		6	77	928
•			1		4	160
Total gainers	2,027	1,662	1 060			
FUTHER GAINGES - AND	5 2,027	1,662	4,863 9,726	449	9,008	9,915
No change			1,120	1,482	14,897	17,078
	Single pensioner s	Other single adult	Two Adults	Three + Adults	All Households	
POUNDS PER WEEK						
LOSERS						
10+				36	37	222
5 - 10			30	396	425	
2 - 5	4	37	1,273	1,012		668
1 - 2	28	114	1,407		2,328	2108
0 - 1	350	320	3,195	330 272	1,880	1509
		0110	3,173	4/4	4,138	3187
Total losers	382	471	5,905	2 047		7100
TOTAL LISERS - HOLLI	382	471	11,810	2,047 6,755	8,809	7695
GAINERS			11010	0,100	19,889	16,728
0 - 1	1,352	737	2,190	140	4 400	1.100
1 - 2	212	285	979	142 77	4,423	4122
2 - 5	336	521	1,198		1,553	1856
5 - 10	101	98	352	85	2,139	2849
10+	8	12	67	36	588	928
		14	0/	9	97	160
Total gainers	2,009	1,653	4,786	010		
TOTAL CHIMENS - HILL		1,000	1./00	348	8,800	2010
	3,009					9915
No change	3,009	1,653	9,512	1148	14,382	17,078

NORTH ENGLAND

WITH DUAL RUNNIN	G	199	0/91			1994/95
	Single pensioner	Other single adult		Three + Adults	All Households	ALL HOUSEHOLDS
POUNDS PER WEEK						
LOSERS						
10+						34
5 - 10			But with 5 S	- 6	6	355
2 - 5			48	221	269	1092
1 - 2	1	13	412	237	663	621
0 - 1	130	118	1,270	180	1,698	1363
Total losers	131	131	1,730	644	2,636	3468
GAINERS	131	131	3,460	2, 25	***	7,412
0 - 1	577	. 331	986	81	1,975	1154
I - 2	82	128	346	53	610	348
2 - 5	53	59	238	39	389	502
5 - 10	3	2	26	1	32	153
10+		4				
Total gainers	715	521	1,595	174	3,006	2174
MITTE CHINERS HAV	115 715	521	3,196	574	3,000	3,431
No change						

DUAL RUNNING IN INNER LONDON ONLY

POUNDS PER WEEK						Later
LOSERS						
10+				9	9	37
5 - 10			8	109	117	355
2 - 5	1	14	410	353	777	1,092
1 - 2	11	23	407	112	553	621
0 - I	131	101	1,010	107	1,349	1,363
Total Iosers	143	137	1.334	691	2,805	3,468
TETTLE LUSGIS - MINETS	173	137	3,668	2,230	6.225	7,412
GAINERS						1/1.2
0 - 1	511	267	705	52	1,535	1.154
1 - 2	61	76	294	32	463	348
2 - 5	101	147	352	27	628	502
5 - 10	27	22	125	15	189	153
10+	2	2	15	1	20	17
Total gainers	702	515	1,491	127	2,835	2,174
ETTE GHIMAS - HOUTS	702	715	, 2,752	4.7	4.315	3,431
Na change	-					-



MIDLANDS

WITH DUAL RUNNING		1990/	/91			1994/95
	Single pensioner	Other single adult	Iwo Adults	Three + Adults	All Households	All Households
POUNDS PER WEEK						
LOSERS						
10+ 5 - 10						1
2 - 5			15	142	5 156	42
I - 2		4	265 <		408	297
0 - 1	51	59	926	91	1,126	276 617
Total losers	51	63	1,205	376	1,695	1,233
GAINERS	12 71	63	2,410	241	3765	2,806
0 - I	307	185	656	53	1,202	977
I - 2	43	93	222	26	384	472
2 - 5	28	42	106	18	193	619
5 - 10		2	10	1	14	162 .
10+		1			1	25
Total gainers	377	323 323	994	98	1,794	2,256
No change		- 363	1385	3-5		3,970
DUAL RUNNING IN I	Single		Two Adults	Three + Adults		
POUNDS PER WEEK						
LOSERS						
10+				6	6	
5 - 10 2 - 5		Ţ	2 266	78 198	80	+2
1 - 2			£1513	1.49	465	297
	2	22				
0 - 1	2 50	22 41	273 674	66 50	363 814	276
Q - 1 Total losers		41	273 674 1,215	66 50 397	363 814 1,728	276 617 1233
0 - 1 Total losers Total Losers	50	41	273 674	66 50	363 814	276 617 1233
Q - 1 Total losers	50 52 52 52	64	273 674 1,215 2,13	397	363 814 1,728	276 617 1233 2,806
Total losers GAINERS	50	41	273 674 1,215	66 50 397	363 814 1,728 3330 918	276 617 1233 2,806
Total losers GAINERS 0 - 1	50 52 52 52 52	64	273 674 1,215 2,13	397 1,3,	363 814 1,728	276 617 1233 2,806 977 472
0 - 1 Total losers GAINERS 0 - 1 1 - 2 2 - 5 5 - 10	50 52 51 264 42 55 16	140 55 102 23	273 674 1,215 2,13 480 204 234 54	397 1, 3013 34 15	363 814 1,728 3333 918 315	276 617 1233 2,806
0 - 1 Total losers GAINERS 0 - 1 1 - 2 2 - 5	50 52 52 52 264 42 55	140 55 102	273 674 1,215 2,13 480 204 234	397 397 34 15 20	363 814 1,728 3,733 918 315 412	276 617 1233 2,806 977 472 619
0 - 1 Total losers - Dit Losers GAINERS 0 - 1 1 - 2 2 - 5 5 - 10	50 52 51 264 42 55 16	140 55 102 23 3	273 674 1,215 2,13 480 204 234 54	397 397 34 15 20 5	363 814 1,728 3 3 5 5 918 315 412 98	276 617 1233 2,806 977 472 619 162

SOUTH ENGLAND

WITH DUAL RUNNING		1990/91						
		Other single adult	Two Adults	Three + Adults	All Households	ALL HOUSEHOLDS		
POUNDS PER WEEK						?		
LOSERS								
10+	ALA					1		
5 - 10			-	- 9	9	31		
2 - 5 1 - 2	1	9	47 426	239 252	285 689	332		
0 - I	127	130	1,675	165	2,097	361 812		
	147	200	1,075	100	2,027	012		
Total losers GAINERS	128	139	2,148 4,296	2,191	3,080 6,754	3,563		
0 - 1	482	299	1,140	74	1,994	1,599		
I - 2	98	143	398	43	683	877		
2 - 5	51	64	206	18	348	1,488		
5 - 10	3	1	20	3	26	536		
10+		1	2		2	96		
Total gainers	643	507	1,765	137 452		4.596		
Yo change			3/37	-	31.32	01320		
DUAL RUNNING IN IN	NER LONI	OON ONLY						
POUNDS PER WEEK								
JSERS								
OSERS 10+			-	10	10	1		
OSERS 10+ :- 10		-	- 11 448	150	161	1 31 332		
OSERS 10+ - 10 - 5	- - 2 10	- - 8 42	448	150 334	161 792	31		
OSERS 10+ - 10 - 5 - 2	- 2 10 113	- - 8 42 85		150	161	31		
OSERS 10+ - 10 - 5 - 2 - 1	10 113	42 85	448 510 1,082 2,051	150 334 100 90	161 792 662 1,369	31 332 361 812		
OSERS 10+ - 10 - 5 - 2 - 1 otal losers	10 113	42 85	448 510 1,082	150 334 100 90	161 792 662 1,369	31 332 361 812 1537 3,563		
OSERS 10+ - 10 - 5 - 2 - 1 otal losers AINERS	10 113	42 85 134 134 185	448 510 1,082 2,051 4,102	150 334 100 90 684 - 2,257	161 792 662 1,369 2,995 6,618	31 332 361 812 1537 3,563		
OSERS 10+ - 10 - 5 - 2 - 1 otal losers AINERS - 1 - 2	10 113 125 12.5 390 73	134 134 134 185 99	448 510 1,082 2,051 4,102 775 385	150 334 100 90 684 - 2,257 45 25	161 792 662 1,369 2,995 6,618	31 332 361 812 1537 3,563 . 1599 877		
OSERS 10+ - 10 - 5 - 2 - 1 otal losers AINERS - 1 - 2 - 5	10 113 125 125 390 73 134	134 134 134 185 99 191	448 510 1,082 2,051 4,102 775 385 513	150 334 100 90 684 - 2,257 45 25 32	161 792 662 1,369 2,995 6,6+8 1,396 583 870	31 332 361 812 1537 3,563 1599 877 1488		
OSERS 10+ - 10 - 5 - 2 - 1 otal losers AINERS - 1 - 2 - 5 - 10	10 113 125 125 390 73 134 47	134 134 134 185 99 191 31	448 510 1,082 2,051 4,102 775 385 513 150	150 334 100 90 684 2,257 45 25 32 12	161 792 662 1,369 2,995 6,618 1,396 583 870 242	31 332 361 812 1537 3,563 1599 877 1488 536		
OSERS 10+ - 10 - 5 - 2 - 1 otal losers AINERS - 1 - 2 - 5	10 113 125 125 390 73 134	134 134 134 185 99 191	448 510 1,082 2,051 4,102 775 385 513	150 334 100 90 684 - 2,257 45 25 32	161 792 662 1,369 2,995 6,6+8 1,396 583 870	31 332 361 812 1537 3,563 1599 877 1488		
OSERS 10+ - 10 - 5 - 2 - 1 otal losers AINERS - 1 - 2 - 5 - 10	10 113 125 125 390 73 134 47	134 134 134 185 99 191 31	448 510 1,082 2,051 4,102 775 385 513 150	150 334 100 90 684 2,257 45 25 32 12	161 792 662 1,369 2,995 6,618 1,396 583 870 242	31 332 361 812 1537 3,563 1599 877 1488 536		

No change

-	-	
- 41		
- 62		
	100	3

GREATER LONDON

WITH DUAL RUNNING		1994/95				
p(Single ensioner	Other single adult	Iwo Adults	Three + Adults	All Households	All Households
POUNDS PER WEEK						7
LOSERS						
10+						182
5 - 10 2 - 5			17	6 85	102	239 387
1 - 2	1	12	150°	- 107	270	251
0 - 1	53	116	579	65	812	396
Total losers TOTAL COSERS - ADVE	TS 54	128	746	262 865	1,190 2,539	1,455 2,949
GAINERS 0 - 1	235	200	382	14	000	202
1 - 2	42	82	90	14 18	833 234	392 160
2 - 5	14	28	34	7	83	239
5 - 10	1	1	2	1	5	. 77
10+						21
Total gainers TOTAL GANOVS - ADVI	292 TS 292	312 312	509	40	1,155	890
DUAL RUNNING IN INNE	R LONDO	N ONLY				
POUNDS PER WEEK						
LOSERS 10+						
5 - 10			9	12	12	182
2 - 5	1	15	150	58 128	67 293	239 387
1 - 2	5	28	218	52	302	251
0 - 1	56	93	430	26	605	396
Total losers TOTAL COSEAS - ADVET: GAINERS	5 62	136	1,612	275 907	1,279	1455
0 - 1	188	144	230	11	574	202
1 - 2	37	55	96	5	192	392
2 - 5	46	80	98	5	229	239
5 - 10	11	22	23	4	59	77
10+	3	3	3	2	11	21
Total gainers TOTAL GANDRS - ADVE	7S 284	304	449 898	27 89	1,066	890
No change					1/3/3	(131)

SEHOLDS GAINING AND LOSING FROM INTRODUCTION OF THE COMMUNITY RGE: '000s

WITH DUAL	RUNNING		1990/9	1		1994/95
	North	Midlands	South	London	All Households	All Households
Percentage	e of net	rates paid				
Losers						
100+ 80-100 50-80 20-50 0-20	188 101 298 721 1,328	63 53 181 454 945	118 89 242 782 1,847	17 9 52 298 813	387 252 773 2,256 4,932	1,629 553 1,146 2,074 2,289
Total Losers	2,636	1,695 .	3,079	1,190	8,600	7,691
Gainers						
0-20 20-50 50-80 80-100 100+	1,941 1,020 45	1,267 504 21	2,313 730 10	1,013	6,534 2,393 79	3,139 4,717 2,020 33 5
Total gainers		1,793		1,155	9,006	9,915
	NG IN IN	NER LONDON C	NLY			
Losers						
100+ 80-100 50-80 20-50 0-20	532 148 418 753 953	268 110 240 474 635	434 154 402 871 1,132	81 47 152 380 618	1,315 463 1,211 2,479 3,338	1,629 553 1,146 2,074 2,289
Total losers	2,805	1,728	2,994	1,830	8,807	7,691
Gainers						
0-20 20-50 50-80 80-100 100+	1,127 1,310 396 2 2	741 794 224 1	1,290 1,418 426 5	585 386 95	3,742 3,907 1,141 7 4	3,139 4,717 2,020 33 5
Total gainers	2,836	1,761	3,138	1,066	8,800	9,915

EXAMPLES OF THE PATTERN OF HOUSEHOLD LOCAL TAX BILLS

Examples for local authority areas with high per capita rateable values are first, sudivided between high spending, moderate spending and low spending councils. These are followed by areas of moderate and low per capita rateable values, similarly subdivided.

HIGH RATABLE VALUE, HIGH SPENDING AUTHORITY: (HARLOW)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	154	208	261	315
1 adult Smaller House	436	400	379	358	336	315
2 adults Smaller House	436	500	533	565	598	630
2 adults Average House	623	 629	629	629	630	630
2 adults Larger House	810	758	726	694	662	630
3 adults Average House	623	729	783	837	891	945
3 adults Larger House	810	858	879	901	923	945

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	321	320	318	317	315
1 adult Smaller House	436	321	320	318	317	315
2 adults Smaller House	436	642	639	636	633	630
2 adults Average House	623	642	639	636	633	630
2 adults Larger House	810	642	639	636	633	630
3 adults Average House	623	963	959	954	950	945
3 adults Larger House	810	963	959	954	950	945

HIGH RATABLE VALUE, HIGH SPENDING AUTHORITY:

(EALING)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	145	189	234	278
1 adult Smaller House	444	396	367	337	308	278
2 adults Smaller House	444	496	511	526	- 541	556
2 adults Average House	634	623	607	590	573	556
2 adults Larger House	824	750	702	653	605	556
3 adults Average House	634	723	751	779	806	834
3 adults Larger House	824	850	846	842	838	834

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	301	295	290	284	278
1 adult Smaller House	444	301	295	290	284	278
2 adults Smaller House	444	602	591	579	568	556
2 adults Average House	634	602	591	579	568	556
2 adults Larger House	824	602	591	579	568	556
3 adults Average House	634	903	886	869	851	834
3 adults Larger House	824	903	886	869	851	834

HIGH RATABLE VALUE, MODERATE SPENDING AUTHORITY:

(ELMBRIDGE)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	135	170	204	. 239
1 adult Smaller House	498	391	353	315	277	239
2 adults Smaller House	498	491	488	485	481	478
2 adults Average House	711	616	581	547	512	478
2 adults Larger House	924	740	675	609	544	478
3 adults Average House	711	716	716	716	717	717
3 adults Larger House	924	840	810	779	748	717
NO DULL DIRRITHG						

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	314	295	277	258	239
1 adult Smaller House	498	314	295	277	258	239
2 adults Smaller House	498	628	591	553	516	478
2 adults Average House	711	628	591	553	516	478
2 adults Larger House	924	628	591	553	516	478
3 adults Average House	711	942	886	830	773	717
3 adults Larger House	924	942	886	830	773	717

ILLUSTRATIVE HOUSEHOLD LOCAL TAX BILLS

HIGH RATABLE VALUE, MODERATE SPENDING AUTHORITY: (St.ALBANS)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	126	152	178	204
1 adult Smaller House	439	365	325	285	244	204
2 adults Smaller House	439	465	451	437	422	408
2 adults Average House	627	579	536	494	451	408
2 adults Larger House	815	693	622	550	479	408
3 adults Average House	627	679	662	646	629	612
3 adults Larger House	815	793	748	702	657	612

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	279	260	242	223	204
1 adult Smaller House	439	279	260	242	223	204
2 adults Smaller House	439	558	521	483	446	408
2 adults Average House	627	558	521	483	446	408
2 adults Larger House	815	558	521	483	446	408
3 adults Average House	627	837	781	725	668	612
3 adults Larger House	815	837	781	725	668	612

ILLUSTRATIVE HOUSEHOLD LOCAL TAX BILLS

HIGH RATABLE VALUE, MODERATE SPENDING AUTHORITY: (S.BUCKS)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	127	153	180	206
1 adult Smaller House	578	363	324	285	245	206
2 adults Smaller House	578	463	450	438	425	412
2 adults Average House	825	576	535	494	453	412
2 adults Larger House	1073	689	620	550	481	412
3 adults Average House	825	676	662	647	633	618
3 adults Larger House	1073	789	746	703	661	618

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	281	262	244	225	206
1 adult Smaller House	578	281	262	244	225	206
2 adults Smaller House	578	562	525	487	450	412
2 adults Average House	825	562	525	487	450	412
2 adults Larger House	1073	562	525	487	450	412
3 adults Average House	825	843	787	731	674	618
3 adults Larger House	1073	843	787	731	674	618

ILLUSTRATIVE HOUSEHOLD LOCAL TAX BILLS

HIGH RATABLE VALUE, LOW SPENDING AUTHORITY:

(CAMBRIDGE)

DITAT.	RUNNING.
DOUT	TOTATATIAG.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	123	145	168	190
1 adult Smaller House	379	335	299	262	226	190
2 adults Smaller House	379	435	421	407	394	380
2 adults Average House	541	535	496	458	419	380
2 adults Larger House	703	636	572	508	444	380
3 adults Average House	541	635	619	603	586	570
3 adults Larger House	703	736	694	653	611	570

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	263	245	227	208	190
1 adult Smaller House	379	263	245	227	208	190
2 adults Smaller House	379	526	490	453	417	380
2 adults Average House	541	526	490	453	417	380
2 adults Larger House	703	526	490	453	417	380
3 adults Average House	541	789	734	680	625	570
3 adults Larger House	703	789	734	680	625	570

HIGH RATABLE VALUE, LOW SPENDING AUTHORITY:

(CROYDON)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	115	129	144	. 158
1 adult Smaller House	305	265	238	211	185	158
2 adults Smaller House	305	365	353	340	328	316
2 adults Average House	435	435	406	376	346	316
2 adults Larger House	566	506	459	411	364	316
3 adults Average House	435	535	520	505	489	474
3 adults Larger House	566	606	573	540	507	474

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	218	203	188	173	158
1 adult Smaller House	305	218	203	188	173	158
2 adults Smaller House	305	436	406	376	346	316
2 adults Average House	435	436	406	376	346	316
2 adults Larger House	566	436	406	376	346	316
3 adults Average House	435	654	609	564	519	474
3 adults Larger House	566	654	609	564	519	474

HIGH RATABLE VALUE, LOW SPENDING AUTHORITY:

(EASTBOURNE)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	118	137	155	173
1 adult Smaller House	343	295	265	234	204	173
2 adults Smaller House	343	395	383	371	358	346
2 adults Average House	490	479	446	412	379	346
2 adults Larger House	637	563	508	454	400	346
3 adults Average House	490	579	564	549	534	519
3 adults Larger House	637	663	627	591	555	519
NO DUAL RUNNING.						

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	248	229	211	192	173
1 adult Smaller House	343	248	229	211	192	173
2 adults Smaller House	343	496	459	421	384	346
2 adults Average House	490	496	459	421	384	346
2 adults Larger House	637	496	459	421	384	346
3 adults Average House	490	744	688	632	575	519
3 adults Larger House	637	744	688	632	575	519

HIGH RATABLE VALUE, LOW SPENDING AUTHORITY: (EPSOM & EWELL)

DUAL RUNNING.						
Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	121	141	162	182
1 adult Smaller House	435	328	291	255	218	182
2 adults Smaller House	435	428	412	396	380	364
2 adults Average House	622	526	485	445	404	364
2 adults Larger House	809	623	558	494	429	364
3 adults Average House	622	626	606	586	566	546
3 adults Larger House	809	723	679	635	590	546
NO DUAL RUNNING.						
Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	257	238	220	201	182

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	257	238	220	201	182
1 adult Smaller House	435	257	238	220	201	182
2 adults Smaller House	435	514	477	439	402	364
2 adults Average House	622	514	477	439	402	364
2 adults Larger House	809	514	477	439	402	364
3 adults Average House	622	771	715	659	602	546
3 adults Larger House	809	771	715	659	602	546

MODERATE RATABLE VALUE, HIGH SPENDING AUTHORITY: (BASILDON)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	140	180	219	259
1 adult Smaller House	440	405	368	332	295	259
2 adults Smaller House	440	505	508	511	515	518
2 adults Average House	629	635	606	577	547	518
2 adults Larger House	818	 766	704	642	580	518
3 adults Average House	629	735	746	756	767	777
3 adults Larger House	818	866	844	822	799	777

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	325	309	292	276	259
1 adult Smaller House	440	325	309	292	276	259
2 adults Smaller House	440	650	617	584	551	518
2 adults Average House	629	650	617	584	551	518
2 adults Larger House	818	650	617	584	551	518
3 adults Average House	629	975	926	876	827	777
3 adults Larger House	818	975	926	876	827	777

ILLUSTRATIVE HOUSEHOLD LOCAL TAX BILLS

MODERATE RATABLE VALUE, HIGH SPENDING AUTHORITY: (DARLINGTON)

DITAL	RUNNING.	
DOUT	Trotata Traco	

DUAL RUNNING.						
Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	136	173	209	245
1 adult Smaller House	275	244	245	245	245	245
2 adults Smaller House	275	344	381	417	454	490
2 adults Average House	393	1 . 406	427	448	469	490
2 adults Larger House	511	468	474	479	485	490
3 adults Average House	393	506	563	621	678	735
3 adults Larger House	511	568	610	652	693	735
NO DUAL RUNNING.						
Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer			215	225	235	245

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	205	215	225	235	245
1 adult Smaller House	275	205	215	225	235	245
2 adults Smaller House	275	410	430	450	470	490
2 adults Average House	393	410	430	450	470	490
2 adults Larger House	511	410	430	450	470	490
3 adults Average House	393	615	645	675	705	735
3 adults Larger House	511	615	645	675	705	735

LLLUSTRATIVE HOUSEHOLD LOCAL TAX BILLS

MODERATE RATABLE VALUE, HIGH SPENDING AUTHORITY: (STOCKTON)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	138	175	213	250
1 adult Smaller House	339	307	293	279	264	250
2 adults Smaller House	339	407	431	454	477	500
2 adults Average House	484	496	497	498	499	500
2 adults Larger House	629	585	564	543	521	500
3 adults Average House	484	596	635	673	712	750
3 adults Larger House	629	685	701	718	734	750

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	250	250	250	250	250
1 adult Smaller House	339	250	250	250	250	250
2 adults Smaller House	339	500	500	500	500	500
2 adults Average House	484	500	500	500	500	500
2 adults Larger House	629	500	500	500	500	500
3 adults Average House	484	750	750	750	750	750
3.adults Larger House	629	750	750	750	750	750

MODERATE RATABLE VALUE, MODERATE SPENDING AUTHORITY: (NOTTINGHAM)

The second secon	Talance San Lancer and Association State (1977)	
TITTAT	RUNNING.	
LUALI	KUNN INCT	

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	127	154	180	207
1 adult Smaller House	258	229	223	218	212	207
2 adults Smaller House	258	329	350	371	393	414
2 adults Average House	368	384	392	399	407	414
2 adults Larger House	478	439	433	427	420	414
3 adults Average House	368	484	518	553	587	621
3 adults Larger House	478	539	560	580	601	621

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	195	198	201	204	207
1 adult smaller House	258	195	198	201	204	207
2 adults Smaller House	258	390	396	402	408	414
2 adults Average House	368	390	396	402	408	414
2 adults Larger House	478	 390	396	402	408	414
3 adults Average House	368	585	594	603	612	621
3 adults Larger House	478	585	594	603	612	621

MODERATE RATABLE VALUE, MODERATE SPENDING AUTHORITY: (W.OXFORDSHIRE)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	126	153	179	205
1 adult Smaller House	335	288	267	246	226	205
2 adults Smaller House	335	388	393	399	404	410
2 adults Average House	479	468	453	439	424	410
2 adults Larger House	623	548	514	479	445	410
3 adults Average House	479	568	580	591	603	615
3 adults Larger House	623	648	640	632	623	615

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	227	222	216	211	205
1 adult Smaller House	335	227	222	216	211	205
2 adults Smaller House	335	454	443	432	421	410
2 adults Average House	479	454	443	432	421	410
2 adults Larger House	623	454	443	432	421	410
3 adults Average House	479	681	665	648	632	615
3 adults Larger House	623	681	665	648	632	615

MODERATE RATABLE VALUE, MODERATE SPENDING AUTHORITY: (WOLVERHAMPTON)

	DUAL	RUNNING.
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Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	126	153	179	205
1 adult Smaller House	351	313	286	259	232	205
2 adults Smaller House	351	413	412	411	411	410
2 adults Average House	501	504	480	457	433	410
2 adults Larger House	651	595	549	502	456	410
3 adults Average House	501	604	607	609	612	615
3 adults Larger House	651	695	675	655	635	615

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	254	242	230	217	205
1 adult Smaller House	351	254	242	230	217	205
2 adults Smaller House	351	508	484	459	435	410
2 adults Average House	501	508	484	459	435	410
2 adults Larger House	651	508	484	459	435	410
3 adults Average House	501	762	725	689	652	615
3 adults Larger House	651	762	725	689	652	615

MODERATE RATABLE VALUE, LOW SPENDING AUTHORITY: (BIRMINGHAM)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	122	143	165	186
1 adult Smaller House	347	308	277	247	216	186
2 adults Smaller House	347	408	399	390	381	372
2 adults Average House	496	497	466	434	403	372
2 adults Larger House	645	586	532	479	425	372
3 adults Average House	496	597	587	577	568	558
3 adults Larger House	645	686	654	622	590	558

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	249	233	218	202	186
1 adult Smaller House	347	249	233	218	202	186
2 adults Smaller House	347	498	467	435	404	372
2 adults Average House	496	498	467	435	404	372
2 adults Larger House	645	498	467	435	404	372
3 adults Average House	496	747	700	653	605	558
3 adults Larger House	645	747	700	653	605	558

ILLUSTRATIVE HOUSEHOLD LOCAL TAX BILLS

MODERATE RATABLE VALUE, LOW SPENDING AUTHORITY: (CARRICK)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	117	133	150	166
1 adult Smaller House	221	191	185	179	172	166
2 adults Smaller House	221	 291	301	312	322	332
2 adults Average House	316	330	331	331	332	332
2 adults Larger House	411	 369	360	351	341	332
3 adults Average House	316	430	447	464	481	498
3 adults Larger House	411	469	476	484	491	498

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	170	169	168	167	166
1 adult Smaller House	221	170	169	168	167	166
2 adults Smaller House	221	340	338	336	334	332
2 adults Average House	316	340	338	336	334	332
2 adults Larger House	411	 340 	338	336	334	332
3 adults Average House	316	 510	507	504	501	498
3 adults Larger House	411	510	507	504	501	498

ILLUSTRATIVE HOUSEHOLD LOCAL TAX BILLS

MODERATE RATABLE VALUE, LOW SPENDING AUTHORITY: (HORSHAM)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	112	125	137	149
1 adult Smaller House	282	246	222	198	173	149
2 adults Smaller House	282	346	334	322	310	298
2 adults Average House	403	409	381	354	326	298
2 adults Larger House	524	472	429	385	342	298
3 adults Average House	403	509	494	478	463	447
3 adults Larger House	524	572	541	510	478	447

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	208	193	179	164	149
1 adult Smaller House	282	208	193	179	164	149
2 adults Smaller House	282	416	387	357	328	298
2 adults Average House	403	416	387	357	328	298
2 adults Larger House	524	416	387	357	328	298
3 adults Average House	403	624	580	536	491	447
3 adults Larger House	524	624	580	536	491	447

MODERATE RATABLE VALUE, LOW SPENDING AUTHORITY: (MOLE VALLEY)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	117	135	152	169
1 adult Smaller House	351	300	268	235	202	169
2 adults Smaller House	351	400	385	369	354	338
2 adults Average House	501.	486	449	412	375	338
2 adults Larger House	651	572	514	455	397	338
3 adults Average House	501	586	566	547	527	507
3 adults Larger House	651	672	631	590	548	507

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	244	225	207	188	169
1 adult Smaller House	351	244	225	207	188	169
2 adults Smaller House	351	488	451	413	376	338
2 adults Average House	501	488	451	413	376	338
2 adults Larger House	651	488	451	413	376	338
3 adults Average House	501	732	676	620	563	507
3 adults Larger House	651	732	676	620	563	507

MODERATE RATABLE VALUE, LOW SPENDING AUTHORITY: (TEWKSBURY)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	118	137	155	173
1 adult Smaller House	305	263	240	218	195	173
2 adults Smaller House	305	363	359	354	350	346
2 adults Average House	435	433	411	389	368	346
2 adults Larger House	566	502	463	424	385	346
3 adults Average House	435	533	529	526	522	519
3 adults Larger House	566	1 602	582	561	540	519

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	215	205	194	184	173
1 adult Smaller House	305	215	205	194	184	173
2 adults Smaller House	305	430	409	388	367	346
2 adults Average House	435	430	409	388	367	346
2 adults Larger House	566	430	409	388	367	346
3 adults Average House	435	645	614	582	551	519
3 adults Larger House	566	645	614	582	551	519

LOW RATABLE VALUE, HIGH SPENDING AUTHORITY: (BARNSLEY)

	DIRTHITAG
DUAL	RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	141	182	223	264
1 adult Smaller House	230	200	216	232	248	264
2 adults Smaller House	230	300	357	414	471	528
2 adults Average House	328	343	389	435	482	528
2 adults Larger House	426	385	421	457	492	528
3 adults Average House	328	443	530	617	705	792
3 adults Larger House	426	485	562	639	715	792

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	173	196	219	241	264
1 adult Smaller House	230	173	196	219	241	264
2 adults Smaller House	230	346	392	437	483	528
2 adults Average House	328	346	392	437	483	528
2 adults Larger House	426	346	392	437	483	528
3 adults Average House	328	519	587	656	724	792
3 adults Larger House	426	519	587	656	724	792

LOW RATABLE VALUE, HIGH SPENDING AUTHORITY:

(CARLISLE)

DUAL RUNNING.

BOAD ROUNTING.						
Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	141	182	223	264
1 adult Smaller House	267	238	244	251	257	264
2 adults Smaller House	267	338	385	433	480	528
2 adults Average House	382	397	430	462	495	528
2 adults Larger House	497	456	474	492	510	528
3 adults Average House	382	497	571	644	718	792
3 adults Larger House	497	556	615	674	733	792
NO DUAL RUNNING.						
Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	201	217	233	248	264
1 adult Smaller House	267	201	217	233	248	264
2 adults Smaller House	267	402	434	465	497	528
2 adults Average House	382	402	434	465	497	528
2 adults Larger House	497	402	434	465	497	528
3 adults Average House	382	603	650	698	745	792
3 adults Larger House	497	603	650	698	745	792

LOW RATABLE VALUE, MODERATE SPENDING AUTHORITY: (EDEN)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	136	172	207	243
1 adult Smaller House	235	206	216	225	234	243
2 adults Smaller House	235	306	351	396	441	486
2 adults Average House	335	1 352	386	419	453	486
2 adults Larger House	436	398	420	442	464	486
3 adults Average House	335	452	521	591	660	729
3 adults Larger House	436	498	556	613	671	729

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	179	195	211	227	243
1 adult Smaller House	235	179	195	211	227	243
2 adults Smaller House	235	358	390	422	454	486
2 adults Average House	335	358	390	422	454	486
2 adults Larger House	436	358	390	422	454	486
3 adults Average House	335	537	585	633	681	729
3 adults Larger House	436	537	585	633	681	729

LOW RATABLE VALUE, MODERATE SPENDING AUTHORITY: (HYNDBURN)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	128	156	184	212
1 adult Smaller House	181	156	170	184	198	212
2 adults Smaller House	181	256	298	340	382	424
2 adults Average House	259	279	316	352	388	424
2 adults Larger House	337	303	333	364	394	424
3 adults Average House	259	379	444	508	572	636
3 adults Larger House	337	403	461	520	578	636

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	1 142	160	177	195	212
1 adult Smaller House	181	142	160	177	195	212
2 adults Smaller House	181	284	319	354	389	424
2 adults Average House	259	284	319	354	389	424
2 adults Larger House	337	284	319	354	389	424
3 adults Average House	259	426	479	531	584	636
3 adults Larger House	337	426	479	531	584	636

JUSTRATIVE HOUSEHOLD LOCAL TAX BILLS

LOW RATABLE VALUE, MODERATE SPENDING AUTHORITY: (PENDLE)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	128	156	184	212
1 adult Smaller House	166	1 147	163	179	196	212
2 adults Smaller House	166	247	291	335	380	424
2 adults Average House	237	266	306	345	385	424
2 adults Larger House	308	286	321	355	390	424
3 adults Average House	237	366	434	501	569	636
3 adults Larger House	308	386	449	511	574	636

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	1 137	156	175	193	212
1 adult Smaller House	166	1 137	156	175	193	212
2 adults Smaller House	166	274	312	349	387	424
2 adults Average House	237	274	312	349	387	424
2 adults Larger House	308	274	312	349	387	424
3 adults Average House	237	411	467	524	580	636
3 adults Larger House	308	411	467	524	580	.636

LOW RATABLE VALUE, LOW SPENDING AUTHORITY: (FENLAND)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	121	143	164	185
1 adult Smaller House	242	216	208	201	193	185
2 adults Smaller House	242	316	330	343	357	370
2 adults Average House	345	366	367	368	369	370
2 adults Larger House	449	416	404	393	381	370
3 adults Average House	345	466	488	510	533	555
3 adults Larger House	449	516	525	535	545	555

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	1 187	187	186	186	185
1 adult Smaller House	242	187	187	186	186	185
2 adults Smaller House	242	374	373	372	371	370
2 adults Average House	345	374	373	372	371	370
2 adults Larger House	449	374	373	372	371	370
3 adults Average House	345	561	560	558	557	555
3 adults Larger House	449	561	560	558	557	555

LOW RATABLE VALUE, LOW SPENDING AUTHORITY: (YORK)

DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	100	118	137	155	173
1 adult Smaller House	188	157	161	165	169	173
2 adults Smaller House	188	257	279	301	324	346
2 adults Average House	269	281	297	314	330	346
2 adults Larger House	350	305	316	326	336	346
3 adults Average House	269	381	416	450	485	519
3 adults Larger House	350	405	434	462	491	519

NO DUAL RUNNING.

Household	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95
New Payer 1 adult	0	141	149	157	165	173
1 adult Smaller House	188	141	149	157	165	173
2 adults Smaller House	188	282	298	314	330	346
2 adults Average House	269	1 282	298	314	330	346
2 adults Larger House	350	282	298	314	330	346
3 adults Average House	269	423	447	471	495	519
3 adults Larger House	350	423	447	471	495	519