

BIGGIN PARISH COUNCIL

Biggin, Sherburn in Elmet, North Yorkshire, LS25 6HJ

Minutes of the Ordinary Council Meeting of Biggin Parish Council held at Barkston Ash Village Hall, Church Street, Barkston Ash on Wednesday 14th January 2026

Present: Cllr V Earle, Cllr N Kaiper-Holmes, Cllr JC Lamb and Georgina Ashton, Parish Clerk. In addition 22 members of the press and public present.

Minutes of meeting

Meeting opened at 6.32pm

The Parish Clerk opened the meeting in the absence of the chairman and Cllr Earle (Vice Chairman) had lost her voice so Cllr Kaiper-Holmes opened the meeting.

26/53 To receive Apologies for absence – none received.

None received.

26/54 To receive any Declarations of Interest from Members

Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by Biggin Parish Council for Members and by the Localism Act 2011.

None declared.

26/55 Public Participation Period

Cllr Kaiper-Holmes provided an opening statement with regard to the resignations of the Chairman and another councillor since the last meeting.

Thank you for attending: before we open up the meeting for the public participation period, I would like to make a statement on behalf of the remaining Councillors. As you will no doubt know by now, two of our councillors have resigned since the last meeting, including the Chairman. We wish to make it clear that neither resignation was because of any conflict with what the council was, and is, trying to achieve on behalf of the residents. Both cited the stress of dealing with so many issues that the PC has currently, in train along with numerous emails, phone calls and meetings with residents on top of trying to run their private and public lives as a major factor. However, the remaining councillors along with our ever-diligent Clerk have continued with their involvement with the three major issues still in play. Namely, the Inspector's review of the planning application on Bridge House due on 10th February; the planning and more recent update on the Solar Farm in Little Fenton and, in particular, the HGV routing associated with it, and of course, the application to purchase The Blacksmith's Arms.

With particular reference to The Blacksmiths Arms, we have progressed as far as we can and are ready to apply for the necessary loan and to liaise with the Plunkett Foundation; subject to forming a community group to do so, which we will come to later. However, in a bid for total transparency, the remaining councillors have unanimously agreed that we should emphasise what we see as considerable financial risks in going ahead with the ACV purchase. We now have the valuation on the pub from Sidney Phillips and it is £400,000. This is not a going concern valuation and does not include the assets; the asking price is confirmed as £500,000 to include the assets. We believe that the loan application will have to be for £550-£570,000 to allow for contingencies.

We have previously published the projected effects on the precept which were considered reasonable and not a bar to those voting in favour of going ahead with the purchase. However, they were based on having a tenant in situ in very short order and this is where we now feel that the risks are significant.

1. The tenant would have to cover the initial 2-3 years of paying £2,000 per month in rent in addition to paying all the usual staff and business overheads whilst making enough surplus to pay themselves a reasonable return.
2. The Blacksmiths Arms has not been a profitable as a going concern for the last two years at least; many pubs, particularly in rural areas are closing down and there is much current concern amongst publicans of the effects of the Government's policy on the hospitality sector overall.
3. If a tenant was unable to be found for whatever reason, the PC would still be faced with paying back the loan and/or putting The Blacksmiths Arms back on the market.
4. The effect on the precept on such a situation is roughly estimated at an increase of almost 600% on an average band D property.
5. Apart from the immediate increase this could also have a knock-on effect into those who may wish to sell their home within the next 50 years.

With those points in mind, the Councillors thought it only prudent to ask the residents to consider whether they still wish to go ahead with the purchase on their behalf; if it remains the majority view we will continue to try to carry out that aim.

Finally, we are aware that there are two other interested parties to purchasing The Blacksmiths Arms, neither of which is a commercial or brewery concern. But we believe it to be, someone local to the village. We realise that the one of the driving factors in agreeing the purchase was protecting the pub from possible detrimental developments so it would be very useful if the interested parties would make themselves known so that if they themselves had the best interests of the village at heart, the PC could recommend stepping back from pursuing the purchase under the ACV and putting all residents at financial risk whilst supporting the preferred bidder. Sorry for the time I have taken but we felt it very important to be open and honest after our further considerations. I now open the floor to public participation.

Resident 1 – Haven't the Council already made this decision

Resident 2 – hasn't a tenant already been interviewed as a potential tenant.

Resident 3 – you mentioned that 2 local people are keen to purchase the pub, do you know who those people are?

Resident 4 – hasn't this decision already been made, we seem to be going backwards.

Resident 5 – a new site has come on the market with 2-3 acres, potentially another swathe of land that could be bought by an unfavourable investor. Does that mean that the Parish Council are looking to purchase all potential development land in the parish?

The Clerk shared the precept setting document and shared a number of scenarios in terms of a precept requirement. Residents and the Parish Council discussed at length the scenarios and potential purchase of the pub.

Depending on the number of residents present and at the Chairman's discretion to bring forward agenda item 26/63 to set up a community group. No residents expressed an interest in the formation of a community project group to progress the potential purchase of The Blacksmiths Arms. Therefore, it was suggested that this proposal of interest is shared on the Precept questionnaire/ survey to be circulated asap.

26/56 Due to the resignation of two members: to consider the co-option of two residents into the two vacant positions to represent Biggin Parish Council until the next election cycle of North Yorkshire Council (May 2027).

No members of the public have expressed an interest in co-option to the Council and therefore this agenda item will remain on a matter of business until such a time that the co-opted seats are filled.

Cllr Kaiper-Holmes was nominated by Cllr Earle and seconded by Cllr Lamb.

Resolution: to appoint Cllr Kaiper-Holmes as the Chairman until the start of the next municipal year.
The majority of the members of the public, left at this point. 4 members of the public remained.

26/57 To approve the Minutes of the last meeting held on Monday 17th November 2025.

Resolution: to approve the minutes of the last meeting held on Monday 17th November 2025 as a true and accurate record.

26/58 RFO Finance Report

a) Financial update from the Clerk, balance at bank – to 15 December 2025

Balance at bank as of 13 January 2026

£8,485.68 this includes the bank transfer income of £5,475.00 from North Yorkshire Council for the S106 funds. However, the invoice payment to Glasdons has not yet been cashed (£2,597.54).

b) To approve the Bank Reconciliation and any payments

Payment to the following:

Grass Cutting recharge to resident £80

Date		Description	Income	expenditure
14/01/2026	Ringfenced	recharge to Little Fenton Parish Assembly		£ 1,850.00
posted	100338	Glasdons - village gates I		£ 2,597.54
	Ringfenced	Ringfenced funds from s106 drawdown		£ 2,877.46
	chq	Clerk's salary 01 Apr 25 to 30 Sept 25		£ 318.24
	chq	Recharge grass cutting to resident 2025		£ 80.00
31/03/2026		Bank charges to 31 March 2025 (x2 months - Feb-Mar)		£ 2.00
31/03/2026		Parish Council website hosting (x2 months - Feb-Mar)		£ 9.98
01/02/2026		Community Heartbeat Trust - annual subscription		£ 151.20
30/04/2024		NYC Grass cutting grant	£ 64.60	
31/03/2026	VAT Refund	HMRC VAT reclaim on 2nd WM letter + Sidney Phillips Ltd, Plunketts, Glasdons	£ 1,327.25	

Predicted year end balance of £1,834.59

26/59 Planning

a. To consider any live planning applications in the Parish.

ZG2025/0621/FUL – determined (granted) on 25 Nov 2025

Installation of hard surface to car parking areas (retrospective at The Blacksmiths Arms).

No new live applications.

b. To note any updates on the Woodcock Solar planning application in Little Fenton
Latest submission by the Parish Council made on 09 January 2026. Revised date for determination is 28th April 2026.

Resolution: to retrospectively approve the planning comments submission (agreed on email) made before the deadline of 12th January 2026.

Resolution: contact the Highways Engineer at the LHA to establish the purpose and rationale of the speed survey on Oxmoor Lane.

c. Enforcement Notice and Appeal to the Planning Inspectorate on the Commercial use and workshop - Bridge House, Biggin update

Appeal by Mr M Stevenson Appeal ref: APP/U2750/C/25/3374035

Site at Bridge House Oxmoor Lane Biggin West Yorkshire LS25 6HJ The appeal follows the serving of an enforcement notice in relation to the alleged Use of two buildings for the repair and maintenance of vehicles / caravans / campers and ancillary storage (refusal of application ZG2025/0078/CPE)

Public Inquiry by Appeal date: **Tuesday 10 February 2026 at 10am**

An Inspector appointed by the Secretary of State will attend at the Council Offices, Civic Centre, Doncaster Road, Selby, YO8 9FT to hold a the Inquiry into the matter on the 10 February 2026 at 10:00. There are disabled car parking facilities available if needed.

If you wish to speak during the Inquiry you must be at the venue when the the Inquiry opens.

The inspector currently nominated to hold the the Inquiry is R Merrett BSc(Hons), DipTP, MRTPI. You can contact the planning inspectorate case officer at Tel: 03034445000

26/60 To note and consider any updates in terms of Community Safety and village projects (Defibrillator and Grass Cutting)

- a) Grass Cutting update, Little Fenton Defibrillator, Biggin Defibrillator
To pay a recharge for fuel expenses to resident £80 for grass cutting in 2025
No update on LF defibrillator
Biggin defibrillator – new guardian of the Defibrillator required to replace RA who has resigned as a councillor. Mr Anderson has requested that a councillor complete the checks on the defibrillator.

26/61 To suspend standing orders 7a to revisit a previous resolution of the Council made at the meeting on 17th November 2025.

Resolution: to resolve to suspend standing orders 7a to revisit a previous resolution of the Council made at the meeting on 17th November and 3rd November 2025 regarding the potential purchase of the Blacksmiths Arms, Biggin.

26/62 To consider the next steps for the Biggin Community Pub project in terms of the steps to complete a Public Works Loan Board application to The Treasury and to establish a review of actions to date:

- a) To consider the market valuation from Sidney Phillips (18th November 2025) of The Blacksmiths Arms.
Market valuation took place on 18th November 2025 and the Parish Council received the full valuation report by post. The valuation of the pub is based on it “not as a going concern” with a valuation of £400,000.
- b) To consider the report to the Council to demonstrate the ability to make a formal application to the MHCLG for a Public Works Loan Board
Resolution: The application is prepared and ready to submit on approval of the loan amount and agreement by the Council to continue with the pub project. This is dependent on 2 factors:
 1. Interest and support from residents to create a Community Project Group to work alongside and with the guidance of the Plunkett Foundation (with a minimum of 3 residents, Chairman, Secretary, Treasurer).
 2. Results from the precept increase survey which now provide accurate increase amounts for all banded properties in the parish and a clear actual and % increase amount for households from 01 April 2026
 3. A further extraordinary meeting will be held on Wednesday 21st January 2026 to agree the precept requirement so that the loan application can progress

- c) To review the application form and to resolve that Biggin Parish Council formally make an application to the Secretary of State/ Ministry for Housing, Communities and Local Government (MHCLG) for a Public Works Loan Board with the following terms:
 - I. Loan amount – examples provided of £570,000 and £532,500. This is with and without a contingency fund. Agreed loan amount of £570,000
 - II. Borrowing term – 50 years
 - III. Annual loan repayments – circa £36,431.30.
 - IV. Impact on precept increase – 599% based Band D on £570,000 over 50 years
 - V. If increasing, amount given in total and percentage
 - VI. Copy of latest AGAR
 - VII. Budgeting information for last, current and next year as a minimum

Resolution: to resolve to hold an extra ordinary meeting on Wednesday 21st January 2026, where if upon approval of 26/62 b), the following parameters of the loan will be put forward:

1. Agreed loan amount of £570,000 over 50 years
2. Based on 6.07% loan rate, the annual loan repayments of £36,431.30 will need to be added to the precept requirement until such a time that a long term tenant is secured AND a contingency budget is accrued in the event of a vacant asset.
3. On the figures based above with a loan rate of 6.07% (based on 13 Jan 2026 calculations), the impact on the precept will be 599% on a Band D property

d) To resolve the date to be agreed to draw down the loan if approved and consideration of cashflow requirements for the remaining of the financial year

Resolution: to resolve to agree the loan draw down date after the instruction of solicitors but not before 04 March 2026

e) To discuss and collate the general reserves level and contingencies in the next 3-5 years
General reserves have been static at circa £3,000 for many years. Due to part funding of planning and legal fees during 2024/2026, the general reserves level is predicted to be just under £2,000. This is still within the recommended parameters of JPAG (Joint Panel of Accountability and Governance) which is the financial framework within which a Parish Council operates. The recommended level of reserves is between 30%-100% of annual net revenue expenditure. For Biggin Parish Council, (in a normal year), this is circa £1,700 which places their general reserves at 100%. The smaller the Council, the nearer to 100% the general reserves level should be.

f) To consider evidence required in terms of quotes, tender analysis and sale memorandum
To be deferred and considered at a later date.

g) To review and consider quotations received for the instruction of a conveyancing solicitor for the purchase of The Blacksmiths Arms
This budget has already been agreed at £3,500 + VAT. However, the Council has investigated 3 conveyancing solicitors with significant experience in dealing with ACVs. These companies have been approached for a quotation on recommendation from Plunketts Foundation and come within the already agreed budget.

Resolution: to conduct a precept increase survey within the next week explaining to residents the market valuation received, the impact on the precept and a request for residents to join the community working group, explanation of the potential shortfall on purchasing the asset at £500,000 (£570,000 loan charge and early repayment penalty) should the asset needs to be sold in the short and medium term: and if there is a household majority who wish to continue with the pub purchase.

26/63 To consider the setting up of a community group separate to the Parish Council for the purpose of managing The Blacksmiths Arms Community venture and for direct liaison with the Plunkett Foundation (as per their rules and regulations). To include a minimum of 3 parishioners – Chairman, Secretary and Treasurer.

No parishioners came forward in the meeting despite an explanation of the importance of the formation of this group in order to legally pursue the purchase of the asset. The opportunity to join the community working group will be opened up to residents on the precept increase survey for residents. This will need to be expedited.

Resolution: for the Clerk to produce a revised Precept Increase Survey soonest which will be distributed before the next weekend ie Friday 16th January 2026 to all residents. Request to return within 3 days.

26/64 To consider setting a budget for Biggin Parish Council for the financial year 2026/2027.

The Parish Clerk had circulated financial papers in advance of the meeting including the cashbook, year to date and predicted balance for financial year end, budget examples with and without the pub purchase and examples of precept requirements to NYC based on a number of examples.

See end of minutes for copies of 2 separate proposed budget documents (labelled 26/64).

26/65 To consider and approve the precept requirement to be returned to North Yorkshire Unitary Authority for the financial year 2026/2027.

Precept requirement proposals and papers were shared in the public session with all residents presented and were discussed at length. The papers were revisited during this agenda item and it was agreed that 2 proposals would be considered as follows:

Option 1: Precept requirement of £1,700 in line with the normal request

Option 2: Precept requirement of £40,000 should be community project group go ahead supported by a positive majority from the precept increase survey.

Full papers at the end of the minutes.

Resolution: to resolve to have another Parish Council as soon as possible next week, Wednesday 21st January 2026 to agree a precept requirement of either £1,700 or £40,000 purely dependent on the creation of a Community Group (of a minimum of 3 people) and the precept survey increase results.

26/66 To consider to exclude the press and public by virtue of the Public (Admissions to Meetings) Act 1960 due to the confidential nature of the business to be discussed.

Not required, not carried.

a) To discuss and consider the recruitment of the Clerk

The Parish Clerk is happy to support the Parish Council through 2026 but wished to formally express her concerns regarding the level of work commitment and perceived expectations from the Council and the local community to continue to provide her time pro bono.

26/67 To note correspondence received not discussed on this agenda

26/68 To note the date of the next meeting

Wednesday 21st January 2026 at 6.30pm – Extraordinary General Meeting to resolve the precept requirement and the creation of a community project group to progress the Public House.

The meeting closed at 7.48pm

Signed by the Chairman:

Date:

Budget proposal 1: (without community pub purchase)

	Biggin Parish Council - Budget Summary 2026/2027			Budget	Budget	Budget	Comments				
	2025/2026										
	Actual	to 13 Jan 2026	revised to yr end								
Clerk's salary	£ 293.04	£ 293.04	£ 611.28	£ 636.48	£ 661.94	£ 688.42	4% year on year increase				
Parish Council Insurance	£ 404.61	£ 404.61	£ 404.61	£ 420.79	£ 437.63	£ 455.13	4% year on year increase				
Bank Charges	£ 34.39	£ 34.39	£ 36.39								
CHBT Defib subscription	£ -	£ -	£ 151.20	£ 157.25	£ 163.54	£ 170.08	4% year on year increase				
Website Hosting	£ 59.43	£ 59.43	£ 69.41	£ 69.41	£ 70.80	£ 72.21	2% yr on yr increase				
Annual Audit Fee	£ 66.00	£ 66.00	£ 66.00	£ 66.00	£ 67.32	£ 68.67	2% yr on yr increase				
Room hire for PC meetings	£ 136.75	£ 136.75	£ 206.75	£ 175.00	£ 175.00	£ 175.00	based on 5 meetings per yr				
YLCA Annual subscription	£ 68.00	£ 68.00	£ 68.00	£ 68.00	£ 69.36	£ 70.75	2% yr on yr increase				
Miscellaneous - grass cutting	£ -	£ -	£ 80.00	£ 100.00	£ 100.00	£ 100.00	miscellaneous				
S106 Funds	£ -		£ 2,597.54	£ -	£ -	£ -					
Planning fees + legal costs	£ 3,174.26	£ 3,174.26	£ 3,330.78	£ -	£ -	£ -					
Pub Project	£ 2,270.00	£ 2,270.00	£ 2,270.00	£ -	£ -	£ -					
	£ 6,506.48	£ 6,506.48	£ 9,891.96	£ 1,692.93	£ 1,745.58	£ 1,800.26					

Based on this budget, precept requirement would need to be £1,700+ to keep general reserves balance at 100%

As at 31 March 2026	As at 31 Mar 2026
Little Fenton Defibrillator	£ 1,850.00
S106 funds remaining	£ 2,877.46
Total Ringfenced funds	£ 4,727.46
Additional income	£ 5,170.20
HMRC VAT Refund	£ 1,327.65
Grass Cutting grant	£ 64.60
Total Additional Income	£ 1,392.25
	£ 5,170.20
	Less ringfence £ 4,727.46
	£ 442.74
	Plus income
	£ 1,392.25
	Bal at 31/3/26 £ 1,834.99

Budget proposal 2: (with community pub purchase)

	Biggin Parish Council - Budget Summary 2026/2027			Budget	Budget	Budget	Comments				
	2025/2026										
	Actual	to 13 Jan 2026	revised to yr end								
Clerk's salary	£ 293.04	£ 293.04	£ 611.28	£ 636.48	£ 661.94	£ 688.42	4% year on year increase				
Parish Council Insurance	£ 404.61	£ 404.61	£ 404.61	£ 420.79	£ 437.63	£ 455.13	4% year on year increase				
Bank Charges	£ 34.39	£ 34.39	£ 36.39								
CHBT Defib subscription	£ -	£ -	£ 151.20	£ 157.25	£ 163.54	£ 170.08	4% year on year increase				
Website Hosting	£ 59.43	£ 59.43	£ 69.41	£ 69.41	£ 70.80	£ 72.21	2% yr on yr increase				
Annual Audit Fee	£ 66.00	£ 66.00	£ 66.00	£ 1,866.00	£ 1,903.32	£ 1,941.39	2% yr on yr increase + External Audit fee				
Room hire for PC meetings	£ 136.75	£ 136.75	£ 206.75	£ 1,975.00	£ 2,175.00	£ 2,175.00	based on 5 meetings per yr at Barkston				
YLCA Annual subscription	£ 68.00	£ 68.00	£ 68.00	£ 68.00	£ 69.36	£ 70.75	2% yr on yr increase				
Miscellaneous - grass cutting	£ -	£ -	£ 80.00	£ 100.00	£ 100.00	£ 100.00	miscellaneous				
S106 Funds	£ -		£ 2,597.54	£ -	£ -	£ -					
Planning fees + legal costs	£ 3,174.26	£ 3,174.26	£ 3,330.78	£ -	£ -	£ -					
Pub Project	£ 2,270.00	£ 2,270.00	£ 2,270.00	£ 36,431.30	£ 36,431.30	£ 36,431.30	Loan repayment of £18215.65x2 a yr				
	£ 6,506.48	£ 6,506.48	£ 9,891.96	£ 41,724.23	£ 42,012.88	£ 42,104.28					

Based on this budget, precept requirement would need to be £42000 to keep general reserves balance at 100%

As at 31 March 2026	As at 31 Mar 2026
Little Fenton Defibrillator	£ 1,850.00
S106 funds remaining	£ 2,877.46
Total Ringfenced funds	£ 4,727.46
Additional income	£ 5,170.20
HMRC VAT Refund	£ 1,327.65
Grass Cutting grant	£ 64.60
Total Additional Income	£ 1,392.25
	£ 5,170.20
	Less ringfence £ 4,727.46
	£ 442.74
	Plus income
	£ 1,392.25
	Bal at 31/3/26 £ 1,834.99

26/65 – Papers to support Precept setting (distributed in advance of the meeting to members and circulated to those residents present).

Table 1: Trends over time – Precept setting requirement for past 5 years and 2 options for 2026/2027

Table 2: Examples of Precept requirement request to NYC Unitary Authority for 2026-2027

Biggin Parish Council								
National data figures can be found at: https://www.gov.uk/government/statistical-data-sets/live-tables-on-council-tax								
Trends over time - Precepting Request - Band D Council Tax figures								
Financial year	2021/22	2022/23	2023/24	2024/25	2025/26	2026/2027 with PWLB	OR	2026/2027 - normal precept req't
Band D Amount	£ 21.33	£ 21.33	£ 23.75	£ 23.31	£ 81.73	£ 571.59	£ -	£24.29
Increase		£0	£ 2.42	-£ 0.44	£ 58.42	£ 489.86	-£ 81.73	-£57.44
% Increase		0%	11%	-2%	251%	599%	-100%	-70%
	0%	11% increase	2% decrease	250% increase	599% increase on Band D			70% decrease on Band D
Examples of PRECEPT REQUIREMENT to NYC 2026-2027								
Amount borrowed	Interest rate over 50 yrs as at 13/1/26	1/2 yearly loan repayment	Total annual repayment costs	Less rental income	Total loan payments to cover by parish	Precept requirement	% increase on current yr on a BAND D	Amount per property avg - BAND D
A: £0		£ -	£ -	£ -	£ -	£ 1,700.00	-70%	£ 24.29
B: £ 570,000	6.07%	£ 18,215.65	£ 36,431.30	£ -	£ -	£ 40,000.00	599%	£ 571.59
C: £570,000	6.07%	£ 18,215.65	£ 36,431.30	£ 24,000.00	£ 12,431.30	£ 14,131.30	147%	£ 201.93
D: £532500	6.07%	£ 17,017.25	£ 34,034.50	£ -	£ -	£ 35,734.50	525%	£ 510.64
E: £532500	6.07%	£ 17,017.25	£ 34,034.50	£ 24,000.00	£ 10,034.50	£ 11,734.50	105%	£ 167.68

NB The Parish Council can only make a precept request to the Unitary Authority **once per financial year and legally this must be made before 20 February each year**. NYC make that request in December each year in order for the parish precept budget to be shared and considered at their annual budget setting meeting each year. *The predicted NYC precept increase is 4.99% (as this is their legal limit for year on year % increase)*. Whereas a Parish Council has no legal limit on their ability to increase their precept requirement to residents.

Table 3: Breakdown of asking price and associated costs in the purchase of The Blacksmiths Arms

Purchase price of pub	£ 500,000.00
Legal entity set up	£ 110.00
Plunketts membership	£ 225.00
Market valuation	£ 1,666.70
Conveyancing	£ 4,500.00
Stamp Duty	£ 14,500.00
rateable value	£ 11,000.00
Minimum loan amount	£ 532,001.70
Contingency for vacant/un let pub	£ 36,500.00
Suggested loan amount	£ 568,501.70

Table 4: Projected 2026/2027 Band Charge by banding based on precept requirement of £1,700

Table 5: Projected 2026/2027 Band Charge by banding based on precept requirement of £40,000.

A Normal Precept requirement without pub purchase
£1700 precept requirement

B Precept Requirement with pub purchase
£40000 precept requirement

Council tax band	Projected 2026/27 Charge	25/26 Current Charge per Band	Council tax band	Projected 2026/27 Charge	25/26 Current Charge per Band
Band A	£16.20	£54.49	Band A	£381.06	£54.49
Band B	£18.89	£63.57	Band B	£444.57	£63.57
Band C	£21.59	£72.65	Band C	£508.08	£72.65
Band D	£24.29	£81.73	Band D	£571.59	£81.73
Band E	£29.69	£99.89	Band E	£698.61	£99.89
Band F	£35.09	£118.05	Band F	£825.63	£118.05
Band G	£40.49	£136.22	Band G	£952.65	£136.22
Band H	£48.59	£163.46	Band H	£1,143.18	£163.46

