THE VALUATION TRIBUNAL FOR ENGLAND

Non-domestic Rating appeal; 2017 Compiled List appeal; shop and premises; Rateable Value agreed; Appeal allowed.

RE: 89 Chrisp Street, London, E14 6GG

APPEAL NUMBER: CHG100102121

BETWEEN:	Chrisp Street Dental Centre	Appellant
	and	
	The Valuation Officer	Respondent

PANEL: Mr M Smith (Presiding Senior Member)
Mr W Read (Senior Member)

CLERK: Mr A Johnson

APPEARANCES: Mr A Bacon of JMA Chartered Surveyors (for the Appellant)
Ms D Castle (for the Respondent)

Date: 9 November 2021

REMOTE HEARING

Summary of decision

1. Appeal allowed. The appeal hereditament's entry in the 2017 Rating List was reduced to £17,000 with effect from 20 June 2018.

Introduction

2. This appeal had been brought in accordance with regulation 13A of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009 in respect of 89 Chrisp Street, London, E14 6GG which was entered in the 2017 rating list as 'shop and premises' with a rateable value of £24,500 effective from 20 June 2018. It was the appellant's belief that this was not reasonable.

3. The President of the Valuation Tribunal for England (VTE) is required to make sure arrangements are in place and make such statements and Directions so as to ensure that business before the Tribunal is conducted in accordance with The Local Government Finance Act 1988, Schedule 11, Part 1, paragraph A17(1) and The Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009 and by virtue of Part 2 regulation (5) (arrangement for appeals) and regulation (6)(3)(g) (appeal management powers) the VTE may determine the form of any hearing.

4. Therefore, in pursuance of Regulation (6)(3)(g) the VTE has incorporated 'remote hearings' as part of that definition and for the time being as the default option until it is safe to return to normal working. The Tribunal's Consolidated Practice Statement has been amended to reflect this.

5. This decision notice does not purport to be a verbatim or contemporaneous record of the proceedings. The absence of a reference to any statement or item of evidence placed before the Panel by the parties should not be construed as that statement or evidence having been overlooked.

Issue

6. The issue for the Panel to determine was the correct rateable value of the appeal hereditament.

Decision and reasons

7. At the commencement of the hearing, Mr Bacon advised the Panel that the parties had reached a verbal agreement concerning the rateable value of the appeal hereditament. Accordingly, Mr Bacon asked the Panel to ratify their agreement that the rateable value for 89 Chrisp Street, London, E14 6GG should be reduced to £17,000 with effect from 20 June 2018. Ms Castle confirmed this agreement.

8. As both parties to this appeal had agreed to reduce the rateable value as set out above, the Panel ratified this agreement.

Order

9. In accordance with regulations 38(4) and 38(9) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the VTE orders the Valuation Officer to alter the valuation list within two weeks of the date of this order to show the entry in the rating list for the appeal hereditament to £17,000 rateable value with effect from 20 June 2018.

Refund of appeal fees

10. The appellant is entitled to a refund of the appeal fees in accordance with regulation 13E of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009. This will be refunded as soon as possible.

Date: 11 November 2021 **Appeal number:** CHG100102121