IN THE VALUATION TRIBUNAL FOR ENGLAND
IN THE MATTER OF A 2017 RATING LIST APPEAL

Case No: CHG100136381

Sitting remotely using Microsoft Teams

Date: 19 September 2025

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

RATING — Local Government Finance Act 1988; Offices and premises; appeal allowed-in-part

Before:
MR W J READ
MR M COLLERY

Between:

HS1 **Appellant**

- and -

NICOLA JOHNSON (VALUATION OFFICER) **Respondent**

Regarding:
12 TH FLR ONE EUSTON SQUARE 40, MELTON STREET, LONDON, NW1 2FD
(the "subject property")

Mr W Martin (instructed by CBRE) for the **Appellant**
Mr J Bean for the **Respondent**

Hearing date: 2 September 2025

DECISION AND STATEMENT OF REASONS

Decision

1. The appeal is allowed-in-part.

2. The Tribunal finds that the entry for the subject property is reduced to Rateable Value (RV) £325,000 with effect from 1 April 2017.

Introduction

3. This appeal has been brought in respect of HS1, 12th Flr, One Euston Square, 40 Melton Street, London NW1 2FD which was entered in the 2017 Rating List as offices and premises with an RV of £325,000, effective from 1 April 2017.

4. In accordance with regulation 13A of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009, the appeal has been made to this Tribunal on the grounds that the rateable value for the appeal property is not reasonable.

5. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

Discussion

6. The issue for determination was the rateable value of the appeal property.

7. Prior to the commencement of the hearing, both parties entered into further discussions regarding the appeal. They reached verbal agreement of £325,000 RV. The revised valuation is shown below.

Hereditament Address					
12TH FLR, ONE EUSTON SQUARE, 40 MELTON STREET, LONDON, NW1 2FD					
Ref	**Floor**	**Description**	**Area (m^2)**	**Price (£/m^2)**	**Value (£)**
1.1	Twelth	Office	692.00	£450	£311,400
				Valuation sub-total	£311,400
Adjustments made to the subtotal					
				Raised floors +5%	£15,570
				Total of all elements	£326,970
				Rateable Value	£325,000
				Effective Date	1 April 2017

Determination

8. As both parties were in agreement to this RV, the panel confirmed and ratified this amount.

9. Under the provisions of regulation 38(4) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the Valuation Tribunal for England orders the Valuation Officer to reduce the entry in the rating list to rateable value £325,000 with effect from 1 April 2017.

10. Under regulation 38(9), the Valuation Officer must comply with this order within two weeks of the date of its making.

11. As the grounds of the appeal have been made out, a refund of the paid fee will now be arranged (Regulation 13E of the NDR Alteration of Lists & Appeals Regs) provided there is no review of the Tribunal's decision. The refund will take around six weeks to process.

Right of further appeal

12. Any party who is aggrieved at the Tribunal's decision, and who appeared or was represented at the hearing, has a statutory right of further appeal to the Upper Tribunal (Lands Chamber) pursuant to Regulation 42 of the Tribunal Procedure Regulations. A party does not require permission to appeal from the Tribunal. Any appeal must be made directly to the Upper Tribunal (Lands Chamber) within **four weeks** of the date this decision and statement of reasons is issued.

13. Further information regarding this statutory right of further appeal, and the parties' other rights, is contained in the guidance booklet "*A guide to tribunal decisions"* available on the Tribunal's website at www.valuationtribunal.gov.uk/guidance-booklets/.

Mr W J Read, Senior Member (Presiding)

Mr M Collery, Senior Member

19 September 2025

Mrs K Edhouse-Thomas
Clerk to the Tribunal
Date issued to the parties: 19 September 2025