VALUATION TRIBUNAL FOR ENGLAND

Non-domestic Rating Appeal; 2017 Compiled List appeal; warehouse and premises; tone and allowances agreed; appeal allowed in part.

RE: Unit 4-5 Riverside Industrial Estate, London Colney Bypass, St Albans, Herts AL2 1DT

APPEAL NUMBER: CHG100167027

BETWEEN:	Sainsbury's Supermarkets Ltd	Appellant
	and	
	J Moore (Valuation Officer)	Respondent

BEFORE:	Mrs J Ellis (Senior Member) Mrs C Parkes
CLERK:	Mrs C McAvoy
REMOTE HEARING:	29 June 2022
APPEARANCES:	Mr Elliot Jones of CBRE Limited for the appellant Mr Mark Williams for the Valuation Officer

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Summary of decision

1. Appeal allowed. The appeal property's entry was reduced to Rateable Value (RV) £1,820,000 with effect from 1 April 2017.

Introduction

2. This appeal had been brought in respect of the following: Unit 4-5 Riverside Industrial Estate, London Colney Bypass, St Albans, Herts AL2 1DT, which was entered in the 2017 rating list as 'warehouse and premises' at a rateable value of £2,390,000 effective from 1 April 2017.

3. The appeal to this Tribunal was made following the Valuation Officer's Challenge Decision Notice of 10 August 2021. The appellant proposed a RV of £1,470,000. The VO's decision found that the appellant's proposed RV was not well founded but did reduce the RV to £2,310,000 as the VO accepted that there was an element of double counting in respect of the fire protection uplift. The appellant still considered that the RV was not reasonable based on the tone adopted and considered that there should be an allowance for fragmentation. Consequently, an appeal was made to this Tribunal.

4. The absence in this decision of a reference to any statement or item of evidence placed before it by the parties should not be construed as it being overlooked by the panel.

Issue

5. The issue for determination is the rateable value of the appeal property.

Decision and reasons

6. Prior to the commencement of the hearing, both parties had discussed the appeal further and had reached verbal agreement. They asked the panel to ratify their agreement that the rateable value for Unit 4-5 Riverside Industrial Estate, London Colney Bypass, St Albans, Herts AL2 1DT should be £1,820,000 from 1 April 2017.

7. As both parties agreed to this rateable value, the panel ratified this amount.

Order

8. 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 for Unit 4-5 Riverside Industrial Estate, London Colney Bypass, St Albans, Herts AL2 1DT to rateable value £1,820,000 with effect from 1 April 2017.

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

Refund of fee

10. 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.

Date: 28 July 2022

Appeal number: CHG100167027

Right of appeal:

Any party who is aggrieved by the Tribunal's decision, and who appeared or was represented at the hearing, has the right of appeal to the Upper Tribunal (Lands Chamber). Any such appeal should be made within four weeks of the date of this decision notice.