VALUATION TRIBUNAL FOR ENGLAND

2017 Rating List Appeal appeal: Local Government Finance Act 1988; Lotus and Delta v Culverwell (VO) and Leicester City Council [1976] RA 141; Offices and premises; appeal allowed in part.

APPEAL NUMBER:	CHG100186260	
RE:	4th Flr Sth 5 Welbeck Street, London, W1G 9YQ (the "subject property")	
BETWEEN:	Blackwood Capital Group (UK) Ltd	Appellant
	and	
	Andrew Ricketts (Valuation Officer)	Respondent
SITTING:	*remotely using Microsoft Teams*	
ON:	7 October 2024	
BEFORE:	Mr SP Wood, Presiding Senior Member Mr SC Kamalan, Senior Member	
CLERK:	Mr J Massey IRRV(Dip)	
APPEARANCES:	Mr J McCarthy of Altus Group, representing the appellant Mr N Green, representing the respondent	

DECISION AND STATEMENT OF REASONS

Decision

1. The appeal is allowed-in-part.

2. The entry is reduced to Rateable Value (RV) £125,000 from 1 April 2017.

Introduction

3. This appeal has been brought in respect of the following: The subject property was entered in the 2017 rating list as 'offices and premises' £132,000 RV, effective from 1 April 2017.

4. The proposal had been served on the Valuation Office Agency (VO) on 8 April 2020 seeking £123,000 RV effective from 1 April 2017.

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

Issues

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

Decision and reasons

7. Prior to the commencement of the hearing, both parties discussed the appeal further. They reached verbal agreement of £125,000 RV.

8. As both parties agreed to this RV, the panel ratified this amount.

Order

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 £125,000 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.

Refund of appeal fees

11. As the grounds of the appeal have been made out in part, 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 issued to parties: 28 October 2024

Right of further 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.
