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

Case No: CHG100376396
and CHG100420953

Sitting remotely using
Microsoft Teams

Date: 9 October 2025

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

RATING — Local Government Finance Act 1988 — offices and premises — agreement ratified at the hearing

Before:
MRS R HEALD

Between:

UNIPEC U.K. CO. LTD — **Appellant**

- and -

NICOLA JOHNSON
(VALUATION OFFICER) — **Respondent**

Regarding:
GRD PART 1ST-4TH LAWN HOUSE, 74, SHEPHERDS BUSH GREEN, LONDON, W12 8SD
(the "appeal property")

Mr O Dowty of Colliers International for the appellant
Mr J Bean for the Respondent

Hearing date: 25 September 2025

DECISION AND STATEMENT OF REASONS

Decision

1. Appeals allowed. The rateable value is reduced to £580,000 from 1 April 2017 and to £545,000 from 1 June 2020.

Introduction

2. The appeals are in respect of the 2017 rating list.

3. The first appeal is against the compiled list rateable value as at 1 April 2017. Originally this was £710,000 from 1 April 2017. Following a proposal to alter the rating list, the Valuation Officer (VO) reduced it to £585,000 from the same date.

4. The second appeal involves a material change of circumstances (MCC) which arose due to the redevelopment of an adjacent site. In consideration of that proposal, the VO has conceded a 6% allowance which reduced the rateable value to £550,000 from 1 June 2020.

5. The appeals to the Tribunal were made on the grounds that the valuations for the appeal property were not reasonable. They were made in accordance with regulation 13A of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009.

6. Under Tribunal Business Arrangements, I could hear this appeal alone, as the other member selected to attend this hearing was unable to participate and a replacement member could not be found at short notice.

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

Discussion

8. After further discussion of the appeals close to the hearing date, the caseworkers for both parties have agreed on the following revised valuations and rateable values:

Grd Part 1st-4th Lawn House 74, Shepherds Bush Green, London, W12 8S			
COMPILED LIST VALUATION (EFFECTIVE 1/4/17)			
Floor	**Area (m2)**	**Price/m2**	**Line Value**
GF	37.55	£330.00	£12,391.50
1st	417.55	£330.00	£137,791.50
2nd	495.75	£330.00	£163,597.50
3rd	447.77	£330.00	£147,764.10
4th	371.54	£313.50	£116,477.79
		Sub-Total	£578,022.39
6 surface open car parking spaces @ £750 each			£4,500.00
		Total	£582,522.39
		SAY	**£580,000**

Grd Part 1st-4th Lawn House 74, Shepherds Bush Green, London, W12 8S			
VALUATION EFFECTIVE FROM 1/6/2020			
Floor	**Area (m2)**	**Price/m2**	**Line Value**
GF	37.55	£330.00	£12,391.50
1st	417.55	£330.00	£137,791.50
2nd	495.75	£330.00	£163,597.50
3rd	447.77	£330.00	£147,764.10
4th	371.54	£313.50	£116,477.79
		Sub-Total	£578,022.39
6 surface open car parking spaces @ £750 each			£4,500.00
		Total	**£582,522.39**
		LESS 6% MCC	£547,571.05
		SAY	**£545,000**

9. The reduction reflects an adjustment to the unit price applied to the fourth floor to reflect a mansard roof.

10. The revised rateable value from 1 June 2020 is to remain until the end of the 2017 rating list.

Determination

11. In view of the above, I have decided to ratify the agreement.

Order

12. Under the provisions of regulation 38(4) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the Valuation Officer is ordered to reduce the entry in the rating list to rateable value £580,000 from 1 April 2017 and to £545,000 from 1 June 2020.

13. 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

14. The appeal fees are to be refunded in full. This will take approximately six weeks to process.

Right of further appeal

15. 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 Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009. 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.

16. 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/.

Mrs R Heald, Senior Member (Presiding)

9 October 2025

Mr D Mulgrew
Clerk to the Tribunal
Date issued to the parties: 9 October 2025