VALUATION TRIBUNAL FOR ENGLAND

2017 Rating List Appeals: Local Government Finance Act 1988; Museum and Premises; agreements to be ratified; appeals allowed.

APPEAL NUMBER: (1) CHG100382114
(2) CHG100382163
(3) CHG100382237

RE: (1) South Shields Museum, 6 Ocean Road, South Shields,NE33 2HZ
(2) Laing Art Gallery, Laing Art Gallery, Newcastle Upon Tyne, NE1 8AG
(3) Shipley Art Gallery, Prince Consort Road, Gateshead, NE8 4JB
(the "subject properties")

BETWEEN: Tyne & Wear Archives & Museums — Appellant

and

The Valuation Officer — Respondent

SITTING: *remotely using Microsoft Teams*

ON: 10 March 2025

BEFORE: Dr HM Freeman, Presiding Senior Member
Ms J Gittens, Senior Member

CLERK: Mr J Massey

APPEARANCES: Mr C Hunter, consultant to Lambert Smith Hampton for the appellant.
Mr M Hepworth, representing the respondent.

DECISION AND STATEMENT OF REASONS

Decision

1. The appeals are allowed.

2. The Tribunal Panel ratified the rateable values for the subject properties which had been agreed by the parties.

Decision and reasons

3. These appeals had been brought to challenge the entries for the subject properties in the 2017 rating list and were listed for a remote hearing on 10 March 2025.

4. A preliminary issue had been raised by the respondent prior to the hearing seeking the panel either dismiss or strike out these three appeals and another appeal, CHG100380582 as he considered that the appellant had not complied with bespoke directions issued by the panel from a previous listing of the appeals. In short, the panel determined that it did not have the power to strike out these appeals as it considered evidential directions could not be issued in relation to 2017 rating list appeals.

5. After the panel had confirmed that it could not strike out these appeals, the parties confirmed that an agreement had been reached to reduce the rateable values of the subject properties to a nominal value of £1 with effect from 1 April 2017.

6. Having regard to the circumstances outlined to it, the panel accepted the parties' submissions and directed the revised assessments as shown on this notice be entered into the rating list.

Order

7. In accordance with Regulation 38 (4) and (9) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the Valuation Officer is ordered to amend the entries in the 2017 Rating List as follows–

   South Shields Museum, 6 Ocean Road, South Shields,NE33 2HZ - Rateable value £1 from 1 April 2017.

   Laing Art Gallery, Laing Art Gallery, Newcastle Upon Tyne, NE1 8AG - Rateable value £1 from 1 April 2017.

   Shipley Art Gallery, Prince Consort Road, Gateshead, NE8 4JB - Rateable value £1 from 1 April 2017.

   The Valuation Officer must comply with this Order within two weeks of its making.

8. The appellant is also entitled to a full refund of the fees paid in accordance with regulation 13E(1)(a) of the Non-Domestic Rating (Alterations of Lists and Appeals) (England) Regulations 2009 (as amended). The refund may take up to six weeks to process.

Date issued to parties: 18 March 2025

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.
