

THE VALUATION TRIBUNAL FOR ENGLAND



Non-Domestic Rating Appeal; Lotus and Delta v Culverwell (VO) and Leicester City Council [1976] RA 141; Public house and premises; appeal allowed in part.

RE: The Boot Public House, 4 Market Place, St Albans, Hertfordshire AL3 5DG

APPEAL NUMBER: CHG100702079

BETWEEN:	Mr S Hughes	Appellant
	and	
	Ms D Bunyan (Valuation Officer)	Respondent

PANEL: Mrs S Yousef (Senior Member)
Mr K Richardson

CLERK: Mr R Gath IRRV Hons

REMOTE HEARING 1 on 9 June 2023

APPEARANCES: Mr R Gibala from Aitchison Raffety (Appellant's representative);
Mr J Glover (Valuation Officer's representative)

Summary of decision

1. Appeal allowed in part. The entry is reduced to Rateable Value (RV) £90,000 from 1 April 2017.

Introduction

2. This appeal has been brought in respect of the following: The Boot Public House, 4 Market Place, St Albans, Hertfordshire AL3 5DG which was entered in the 2017 rating list as 'public house and premises' £103,000 RV, effective from 1 April 2017.
3. The proposal had been served on the Valuation Office Agency (VO) on 16 June 2021 seeking £44,500 RV effective from 1 April 2017.
4. This document is not and does not purport to be a full verbatim record of proceedings.

Issues

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

Decision and reasons

6. Prior to the commencement of the hearing, both parties discussed the appeal further. They reached verbal agreement of £90,000 RV.
7. As both parties were in agreement to this RV, 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 to rateable value £90,000 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 appeal fees

19. 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.

Date: 3 July 2023

Appeal number: CHG100702079

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.