



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

Case No: CHG100720945

Sitting remotely using
Microsoft Teams

Date: 14 January 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

*RATING — Local Government Finance Act 1988 — ratification requested by parties – appeal
allowed.*

**Before:
DR S PENNI
MRS S CHAUHAN**

Between:

YSC LIMITED

Appellant

- and -

**NICOLA JOHNSON
(VALUATION OFFICER)**

Respondent

**Regarding:
YSC BUILDING, 50 FLORAL STREET, LONDON WC2E 9DA
(the “subject property”)**

Mr A Marshall from Conneely Tribe for the Appellant
Mr M Staples for the Respondent

Hearing date: 9 January 2026

DECISION AND STATEMENT OF REASONS

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DECISION

1. The appeal is allowed.
2. The panel ratified the rateable value requested by the parties.

STATEMENT OF REASONS

Introduction

3. The proposal had been served on the Valuation Office (VO) on 20 August 2021 seeking a reduction from £665,000 to £505,000 with effect from 1 April 2017. The VO issued a decision notice on 11 October 2022 maintaining that the current rateable value was reasonable.
4. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

Discussion

5. At the hearing, the parties informed the Tribunal panel that the appeal had been agreed. They sought for the panel to issue a decision in their absence to ratify the revised rateable value of £535,000 with effect from 1 April 2017.
6. As both parties were in agreement to the amended rateable value, the panel ratified this amount.

Determination

7. In view of the above findings and conclusions, the Tribunal is satisfied that the appeal is allowed.

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 as detailed in paragraph 5 of this decision.
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

10. 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.

Right of further appeal

11. 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 Tribunal Procedure Regulations. A party does not require permission to appeal from the Tribunal. Any appeal must be made directly to the Upper Tribunal (Lands Chamber) using Form T385 (Notice of appeal) within **four weeks** of the date this decision and statement of reasons was issued.

12. 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/.

Dr S Penni, Senior Member (Chair)
Mrs S Chauhan, Senior Member
14 January 2026

Ms R Muller
Clerk to the Tribunal

Date issued to the parties: 14 January 2026