VALUATION TRIBUNAL FOR ENGLAND

2017 Rating List Appeal: Local Government Finance Act 1988; material change of circumstances; building works, appeal allowed in part.

APPEAL NUMBER:	CHG100743395	
RE:	Unit 2 Ground Floor Fulham Centre, 20 Fulham Broadway, London SW6 1AH (the "subject property")	
BETWEEN:	Barclays Bank PLC	Appellant
	and	
	Andrew Ricketts (Valuation Officer)	Respondent
SITTING:	*remotely using Microsoft Teams*	
ON:	19 August 2024	
BEFORE:	Miss U Haque, Presiding Senior Member Mr G D Coombes, Senior Member	
CLERK:	Mrs A Sloan IRRV(Hons)	
APPEARANCES:	Mr S Griffin (of Jones Lang LaSalle Limited for the appellant) Mr C Cates (for the Valuation Officer)	

DECISION AND STATEMENT OF REASONS

Decision

1. The appeal is allowed-in-part.

2. The panel ratified the agreement between the parties at a Rateable Value (RV) of £128,000 with effect from 11 February 2019.

Introduction

3. The appeal was lodged on 23 April 2023 to challenge the Valuation Officer's (VO) decision of 23 December 2022 to uphold the entry in the 2017 Rating List at £132,000 from 11 February 2019.

4. On the hearing day, before the panel began hearing the parties' evidence, Mr Griffin informed the panel that he had discussed the appeal with Mr Cates and they had come to an agreement on the correct valuation for the subject property, factoring in nearby building works. Mr Cates confirmed that this was the case and Mr Griffin asked the panel to ratify the agreement.

5. The panel accepted that the parties had agreed on a figure lower than the current entry in the list but higher than that initially proposed by Mr Griffin. As there was no longer a dispute to be heard, the panel agreed to ratify the settlement.

Disposal

6. 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 entry for Unit 2 Ground Floor Fulham Centre, 20 Fulham Broadway, London SW6 1AH in the 2017 Rating List to £128,000 effective from 11 February 2019.

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

Date issued to parties: 3 September 2024

Refund of fee

The appellant is entitled to a refund of the appeal fees in accordance with regulation 13E of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009. This will be refunded as soon as possible.