



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

Case No: CHG100747340

Sitting remotely using
Microsoft Teams

Date: 23 September 2025

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

RATING — Local Government Finance Act 1988 — offices and premises; price per m² and mode and category of occupation in dispute; late settlement; agreement ratified by the panel.

Before:

**MR P BLYTHE-BARTRAM
MR A HUSSAIN**

Between:

CHILLI PILATES CENTRAL SERVICES LTD

Appellant

- and -

**KAREN GILES
(VALUATION OFFICER)**

Respondent

Regarding:

**GND FLR 5 SANDRIDGE PARK, PORTERS WOOD, ST ALBANS, AL3 6PH
(the “subject property”)**

**Mr C Strong from Ryan, representing the Appellant
Ms N Awoyokun for the Respondent**

Hearing date: 23 September 2025

DECISION AND STATEMENT OF REASONS

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Decision

1. The appeal is allowed.
2. On behalf of the Valuation Officer, Miss Awoyokun confirmed that the mode and category of Ground Floor, 5 Sandridge Park, Porters Wood, St Albans, AL3 6PH (the subject property) had altered from “office and premises” to “gym and premises”, and that a revised rateable value of £26,250 had been agreed with effect from 1 April 2017, based on an adopted price of £80 per m².
3. In the absence of a consent order application, the panel ratified the parties’ agreement in respect of the subject property.
4. Any fee paid will be refunded in full in accordance with regulation 13E of The Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009 (as amended).

Mr P Blythe-Bartram, Senior Member (Presiding)

Mr A Hussain, Senior Member

23 September 2025

Mrs L Horne
Clerk to the Tribunal

Date issued to the parties: 23 September 2025