VALUATION TRIBUNAL FOR ENGLAND

*Non-Domestic Rating Appeal; 2017 Rating List; Warehouse and Premises; appeal allowed in part.*

APPEAL NUMBER: CHG100832976

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| BETWEEN: | A to Z Catering Supplies Limited | Appellant |
| | and | |
| | Andrew Ricketts (Valuation Officer) | Respondent |

RE: 15A Cranford Way, London, N8 9DG

PANEL: Mrs F Rahman Cook (Presiding Senior Member)
Mr D Hogg (Senior Member)

CLERK: Mrs J Smith IRRV(Tech)

SITTING ON: 8 March 2023 (Remote hearing number 1)

APPEARANCES: Stewart Carter from Altus Group (representing the appellant)
Hirji Hirani (for the respondent Valuation Officer)

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**Summary of decision**

1. Appeal allowed in part; the appeal property's assessment was reduced from £235,000 Rateable Value (RV) to £221,000 RV, with effect from 1 April 2022.

**Introduction**

2. This was a 2017 rating list appeal made in respect of 15A Cranford Way, London, N8 9DG (the subject property) which was a warehouse and premises entered into the 2017 rating list at £235,000 RV, with effect from 1 April 2022. The challenge proposal was submitted on 27 July 2022. It was made on the grounds that the subject property which was built in 1990 had been assessed in line with warehouses constructed between 2001 and 2010. The challenge proposal sought a reduction in the unadjusted main space rate applied from £80/m$^2$ to £47.50/m$^2$, which resulted in a proposed RV of £142,000 with effect from 1 April 2022.

3. The Valuation Officer issued a challenge decision notice on 27 January 2023 which disagreed with the proposed alteration of the list.

4. In accordance with regulation 13A of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009, the appeal to this Tribunal has been made on the grounds that the valuation for the subject property is not reasonable. The appeal was received by the Tribunal on 12 May 2023.

5. This tribunal decision document is not and does not purport to be a verbatim record of proceedings.

**Decision and reasons**

6. Prior to the tribunal hearing, the parties had reached a verbal agreement in respect of this appeal. The agreement reached reflected a revised unadjusted main space rate from £80/$m^2$ to £75/$m^2$. As such, the parties had reached an agreed assessment of £221,000 RV, with effect from 1 April 2022.

7. Having regard to the above, the panel ratified the agreement reached between the parties and determined that the subject property’s assessment should be reduced from £235,000 to £221,000 Rateable Value, with effect from 1 April 2022.

**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 amend the subject property’s entry to £221,000 Rateable Value, with effect from 1 April 2022.

9. Under Regulation 38(9), the Valuation Officer must comply with this order within two weeks of the date of its making.

**Refund of fees**

10. 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:** 4 April 2024

**Appeal number:** CHG100832976

## Right of Appeal

Any party who is aggrieved by the Tribunal's decision, and who appeared or was represented at the hearing, has a 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