



VALUATION TRIBUNAL FOR ENGLAND

2017 Rating List Appeal; Local Government Finance Act 1988; Bank and premises; Appeal allowed in part.

APPEAL NUMBER: CHG101066525

RE: Santander, 23-24 Market Place, Rugby, CV21 3DU.
(the "subject property")

BETWEEN:	Santander UK plc	Appellant
	and	
	Mrs L Formela-Osbourne (Valuation Officer)	Respondent

SITTING: *remotely using Microsoft Teams*

ON: Wednesday 16 April 2025

BEFORE: Mr AB Jobanputra, Presiding Senior Member
Mrs N Crawshaw, Senior Member

CLERK: Mr R Patel

APPEARANCES: Mr J Richardson (the representative for the appellant)
Mr J Green (the representative for the respondent)

DECISION AND STATEMENT OF REASONS

Decision

1. The appeal is allowed in part. The entry is reduced to Rateable Value (RV) £52,000 from 1 April 2017

Introduction

2. This appeal has been brought in respect of the following: 23-24 Market Place, Rugby CV21 3DU which was entered in the 2017 Rating List as 'bank and premises' £53,500 RV, effective from 1 April 2017.

3. The proposal had been served on the Valuation Office Agency (VO) on 8 December 2022 seeking £46,500 RV effective from 1 April 2017.
4. This statement of reasons is not and does not purport to be a full verbatim record of the proceedings.

Discussion

5. The issue for determination was the rateable value of the appeal property.
6. Prior to the commencement of the hearing, both parties discussed the appeal further. They reached verbal agreement of £52,000 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 £52,000 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

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.

Date issued to parties: 15 May 2025

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.
