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

Case No: various appeals

Sitting remotely using
Microsoft Teams

Date: 29 July 2025

**SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988**

*Non-Domestic Rating Appeals; . Local Government Finance Act 1988; Offices and premises; serviced offices; compiled list appeals; material change in circumstance; building works; agreements reached between the parties ratified by the panel; appeals allowed in part*

**Before:**
**MRS N CARMAN**
**MR CM TAYLOR**

**Between:**

**BEAUMONT BUSINESS CENTRES LTD** **Appellant**

**- and -**

**NICOLA JOHNSON**
**(VALUATION OFFICER)** **Respondent**

**Regarding:**
**VARIOUS PROPERTIES – SEE SCHEDULES**
(the "subject property")

Mr R Daniels of Avison Young for the Appellant
Mr K Davidson for the Respondent
Mr K Abbaas for the Respondent

Hearing date: 17 July 2025

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**DECISION AND STATEMENT OF REASONS**

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## Decision

1. The appeals are allowed-in-part.

2. The Tribunal ratified the values agreed by the parties in respect of the appeals.

## Introduction

3. A total of 146 appeals have been brought in respect of assessments within the subject building which were entered in the 2017 rating list as 'offices and premises' with various effective dates and rateable values as set out in Schedule 1 below.

4. Proposals had been served by way of Challenges on the Valuation Officer (VO) on various grounds as set out in Schedule 1.

5. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

## Discussion

6. Prior to the commencement of the hearing, the parties had discussed the appeals extensively and had agreed them in principle but had been unable to agree a detailed revised valuation for each appeal so as to make joint applications for consent orders. In order to prevent any delay in resolving the appeals the clerk advised the parties to attend the hearing along with their proposed valuations to seek ratification of the agreements by the panel.

7. At the hearing, the parties confirmed that agreements had been made as follows in respect of the appeals:

    - To reduce the main rate from £395 per m² to £380 per m² (subject to the relevant serviced office suite uplifts)
    - To apply a 4% allowance across the building to reflect the MCC disturbance at 01 April 2017.
    - To apply a total 8% allowance (an additional 4%) across the building to reflect the MCC disturbance at 14 August 2017. The value should then be reinstated to the agreed compiled list value with effect from 15 October 2020

8. Mr Daniels provided a spreadsheet at the hearing containing revised values for each of the appeals, to which the above agreements had been applied. Due to limitations with their systems, the Respondent had been unable to calculate revised values for all of the appeals based on the agreements. However, Mr Davidson explained that they were in agreement with all but about a dozen of Mr Daniels' valuations and would be able to confirm their figures for the remainder within 24 hours.

9. The panel determined that it would be reasonable to accept the revised values submitted by the Appellant and to ratify the appeals on this basis. At the clerk's suggestion, and with the agreement of the parties, it reserved its decision for 24 hours to allow the parties to agree the remaining valuations. Mr Davidson emailed the clerk at 6 pm on the day of the hearing to confirm that the respondent agreed with the revised valuations for all of the appeals as submitted by the appellant.

10. The parties raised an issue at the hearing as to the valuations of the subject properties after the end of the adjacent building works (15 October 2020). Both parties considered that the regulations gave the panel the power to order a value for the subject properties after the building works had been completed on 15 October 2020. They were of the opinion that the value should revert to that agreed for the compiled list of £380 per $m^2$ less 4% for building works.

11. The panel noted Regulation 38(7) SI 2009/2269 Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009 (SI 2009/2269):

    ***38 Orders other than consent orders***

    *(7) Where it appears that circumstances giving rise to an alteration ordered by the VTE have ceased to exist, the order may require the alteration to be made in respect of such period as appears to the VTE to reflect the duration of those circumstances.*

12. It considered that the regulation gave the Tribunal the power to order a reduction for a finite period – in this case the duration of the building works from 14 August 2017 to 14 October 2020. The panel did not consider that Regulation 38(7) rendered it within the panel's power to make an order regarding the value applicable after the circumstances which gave rise to the reduction had ceased to exist.

**Determination**

13. In view of the above findings and conclusions, the Tribunal therefore ratifies the appeals in accordance with the values set out in the spreadsheet provided by the appellant at the hearing.

14. 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 entries for the subject properties in the rating list in accordance with the rateable values agreed by the parties and set out in Schedule 2 below.

15. As the grounds of the appeals have been made out in part, a refund of the paid fees 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 refunds will take around six weeks to process.

**Right of further appeal**

16. 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) within **four weeks** of the date this decision and statement of reasons is issued.

17. 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/.

Mrs N Carman, Senior Member (Presiding)

Mr CM Taylor, Senior Member

29 July 2025

Mr J Massey
Clerk to the Tribunal
**Date issued to the parties:** 29 July 2025

## Schedule 1 – The Appeals

| Appeal Reference | Address | RV |
|---|---|---|
| | **Appeals against Compiled List Entry effective 1 April 2017** | |
| CHG100352447 | Bst, 80 Coleman Street, LONDON, EC2R 5BJ | £28,750.00 |
| CHG100352448 | Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £2,275.00 |
| CHG100352449 | Rm 1.01 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £19,250.00 |
| CHG100352450 | Rm 1.02 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,750.00 |
| CHG100729221 | Rm 1.03 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £14,000.00 |
| CHG100401375 | Rm 1.04 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £29,250.00 |
| CHG100352451 | Rm 1.07-1.08 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £20,500.00 |
| CHG100352452 | Rm 1.09 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100352453 | Rm 1.10 1st Flr 80, Coleman Street, LONDON, EC2R 5BJ | £16,250.00 |
| CHG100352454 | Rm 201 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £19,750.00 |
| CHG100352455 | Rm 202 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,750.00 |
| CHG100352456 | Rm 203 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,750.00 |
| CHG100352457 | Rm 204 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,900.00 |
| CHG100352458 | Rm 205-206 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £28,750.00 |
| CHG100352459 | Rm 207 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,000.00 |
| CHG100352460 | Rm 208 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100352461 | Rm 209 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100352462 | Rm 210 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £16,250.00 |
| CHG100352463 | Rm 3.07, 80 Coleman Street, LONDON, EC2R 5BJ | £16,000.00 |
| CHG100352464 | Rm 3.08, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100352466 | Rm 3.09, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100352467 | Rm 3.10, 80 Coleman Street, LONDON, EC2R 5BJ | £16,000.00 |
| CHG100352469 | Rm 301 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £20,250.00 |
| CHG100352470 | Rm 302 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,750.00 |
| CHG100352471 | Rm 303 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,750.00 |
| CHG100352473 | Rm 304 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,900.00 |
| CHG100352475 | Rm 4.02 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £9,100.00 |
| CHG100352476 | Rm 4.03 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,750.00 |
| CHG100352477 | Rm 4.04 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,900.00 |
| CHG100352478 | Rm 4.07 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £17,000.00 |
| CHG100352479 | Rm 4.08, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100352480 | Rm 4.09, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100352482 | Rm 4.10, 80 Coleman Street, LONDON, EC2R 5BJ | £16,000.00 |
| CHG100352483 | Rm 501 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £8,300.00 |
| CHG100352484 | Rm 502 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,000.00 |
| CHG100352485 | Rm 503 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £17,250.00 |
| CHG100352486 | Rm 504 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £12,000.00 |
| CHG100352488 | Rm 505 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,250.00 |
| CHG100352489 | Rm 506 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £2,900.00 |
| CHG100352490 | Rm 6.01 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,800.00 |
| CHG100352491 | Rm 6.02 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,500.00 |

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| CHG100352492 | Rm 6.03 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £22,250.00 |
| CHG100352493 | Rm 6.04 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,400.00 |
| CHG100352494 | Rm 6.05 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,400.00 |
| CHG100352495 | Rm 6.06 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,500.00 |
| CHG100352496 | Rm 6.07 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £4,050.00 |
| CHG100352497 | Rm G.01 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,000.00 |
| CHG100352499 | Rm G.02 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £9,300.00 |
| CHG100352500 | Rm G.03 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £16,000.00 |
| CHG100352502 | Rm G.04 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,500.00 |
| CHG100352504 | Rm G.07 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £14,750.00 |
| CHG100352505 | Rm G.08 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,000.00 |
| CHG100729230 | Rm G.09 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,000.00 |
| CHG100729249 | Rm G.10 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,750.00 |
| CHG100729213 | Rms 1.05 & 1.06 1st, 80 Coleman Street, LONDON, EC2R 5BJ | £29,000.00 |
| CHG100729214 | Rms 305-306 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £29,250.00 |
| CHG100352508 | Rms 4.01 & 4.11, At 4th Flr 80, Coleman Street, LONDON, EC2R 5BJ | £22,500.00 |
| CHG100729217 | Rms 4.05 & 4.06 4th, 80 Coleman Street, LONDON, EC2R 5BJ | £24,500.00 |
| **Appeal against VO Notice of Alteration 1 August 2017** | | |
| CHG101076846 | Room 4.01, At 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £16,250.00 |
| CHG101076795 | Room 4.11, At 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,800.00 |
| **MCC Effective Date 14 August 2017** | | |
| CHG100728719 | Bst, 80 Coleman Street, LONDON, EC2R 5BJ | £28,750.00 |
| CHG100728722 | Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £2,275.00 |
| CHG100348177 | Rm 1.01 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £19,250.00 |
| CHG100348130 | Rm 1.02 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,750.00 |
| CHG100348186 | Rm 1.03 -104 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £20,500.00 |
| CHG100348180 | Rm 1.07-1.08 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £20,500.00 |
| CHG100728945 | Rm 1.09 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100348167 | Rm 1.10 1st Flr 80, Coleman Street, LONDON, EC2R 5BJ | £16,250.00 |
| CHG100348182 | Rm 201 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £19,750.00 |
| CHG100348136 | Rm 202 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,750.00 |
| CHG100348143 | Rm 203 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,750.00 |
| CHG100729212 | Rm 204 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,900.00 |
| CHG100348192 | Rm 205-206 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £28,750.00 |
| CHG100348162 | Rm 207 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,000.00 |
| CHG100728805 | Rm 208 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100728907 | Rm 209 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100348169 | Rm 210 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £16,250.00 |
| CHG100348323 | Rm 3.07, 80 Coleman Street, LONDON, EC2R 5BJ | £16,000.00 |
| CHG100348317 | Rm 3.08, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100728898 | Rm 3.09, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100348325 | Rm 3.10, 80 Coleman Street, LONDON, EC2R 5BJ | £16,000.00 |
| CHG100348183 | Rm 301 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £20,250.00 |
| CHG100348134 | Rm 302 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,750.00 |
| CHG100348147 | Rm 303 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,750.00 |

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| CHG100729211 | Rm 304 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,900.00 |
| CHG100348118 | Rm 4.02 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £9,100.00 |
| CHG100348142 | Rm 4.03 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,750.00 |
| CHG100729210 | Rm 4.04 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,900.00 |
| CHG100348170 | Rm 4.07 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £17,000.00 |
| CHG100728820 | Rm 4.08, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100348318 | Rm 4.09, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG100348324 | Rm 4.10, 80 Coleman Street, LONDON, EC2R 5BJ | £16,000.00 |
| CHG100348157 | Rm 502 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,000.00 |
| CHG100348174 | Rm 503 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £17,250.00 |
| CHG100348138 | Rm 504 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £12,000.00 |
| CHG100348153 | Rm 505 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,250.00 |
| CHG100348196 | Rm 506 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £2,900.00 |
| CHG100728954 | Rm 6.01 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,800.00 |
| CHG100348161 | Rm 6.02 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,500.00 |
| CHG100348188 | Rm 6.03 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £22,250.00 |
| CHG100348322 | Rm 6.04 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,400.00 |
| CHG100728949 | Rm 6.05 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,400.00 |
| CHG100348154 | Rm 6.06 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,500.00 |
| CHG100728724 | Rm 6.07 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £4,050.00 |
| CHG100348158 | Rm G.01 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,000.00 |
| CHG100348121 | Rm G.02 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £9,300.00 |
| CHG100348172 | Rm G.03 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £16,000.00 |
| CHG100348125 | Rm G.04 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,500.00 |
| CHG100348163 | Rm G.07 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £14,750.00 |
| CHG100728795 | Rm G.08 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,000.00 |
| CHG100348179 | Rm G.09 -G10 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £1,9750.00 |
| CHG100348193 | Rms 1.05 & 1.06 1st, 80 Coleman Street, LONDON, EC2R 5BJ | £29,000.00 |
| CHG100348195 | Rms 305-306 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £29,250.00 |
| CHG100348189 | Rms 4.05 & 4.06 4th, 80 Coleman Street, LONDON, EC2R 5BJ | £24,500.00 |
| | **Appeal against VO Notice of Alteration 3 December 2018** | |
| CHG101083771 | Rm 1.07-1.08 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £20,500.00 |
| CHG101076773 | Rm 1.09 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG101076993 | Rm 1.10 1st Flr 80, Coleman Street, LONDON, EC2R 5BJ | £16,250.00 |
| CHG101076766 | Rm 205-206 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £28,750.00 |
| CHG101076765 | Rm 207 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,000.00 |
| CHG101076809 | Rm 208 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG101076807 | Rm 209 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG101076785 | Rm 210 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £16,250.00 |
| CHG101076823 | Rm 3.07, 80 Coleman Street, LONDON, EC2R 5BJ | £16,000.00 |
| CHG101076827 | Rm 3.08, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG101076842 | Rm 3.09, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG101076801 | Rm 3.10, 80 Coleman Street, LONDON, EC2R 5BJ | £16,000.00 |
| CHG101076777 | Rm 4.07 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £17,000.00 |
| CHG101076844 | Rm 4.08, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |
| CHG101076855 | Rm 4.09, 80 Coleman Street, LONDON, EC2R 5BJ | £6,100.00 |

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| CHG101076857 | Rm 4.10, 80 Coleman Street, LONDON, EC2R 5BJ | £16,000.00 |
| CHG101076830 | Rm 503 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £17,250.00 |
| CHG101076753 | Rm 504 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £12,000.00 |
| CHG101076755 | Rm 505 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,250.00 |
| CHG101076816 | Rm 6.03 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £22,250.00 |
| CHG101076814 | Rm 6.04 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,400.00 |
| CHG101075524 | Rm 6.05 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,400.00 |
| CHG101076732 | Rm 6.06 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,500.00 |
| CHG101076818 | Rm G.08 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,000.00 |
| CHG101083781 | Rm G.09 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,000.00 |
| CHG101083778 | Rm G.10 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,750.00 |
| CHG101076834 | Rms 1.05 & 1.06 1st, 80 Coleman Street, LONDON, EC2R 5BJ | £29,000.00 |
| CHG101076779 | Rms 305-306 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £29,250.00 |
| CHG101083790 | Rms 4.05 & 4.06 4th, 80 Coleman Street, LONDON, EC2R 5BJ | £24,500.00 |
| **Appeal against VO Notice of Alteration 21 September 2019** | | |
| CHG101076769 | Room 1.08, At 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,000.00 |
| CHG101076995 | Room 107, At 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,000.00 |
| **Appeal against VO Notice of Alteration 10 November 2021** | | |
| CHG101100127 | Bst, 80 Coleman Street, LONDON, EC2R 5BJ | £29,250.00 |

## Schedule 2 – The Agreed Valuations

| Appeal Reference | Address | Revised RV |
|---|---|---|
| **Compiled List effective 1 April 2017 - revised rate of £380 per $m^2$ less 4% allowance for building works** | | |
| CHG100352447 | Bst, 80 Coleman Street, LONDON, EC2R 5BJ | £27,000 |
| CHG100352448 | Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £2,100 |
| CHG100352449 | Rm 1.01 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £17,750 |
| CHG100352450 | Rm 1.02 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,000 |
| CHG100729221 | Rm 1.03 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,000 |
| CHG100401375 | Rm 1.04 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,300 |
| CHG100352451 | Rm 1.07-1.08 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £19,000 |
| CHG100352452 | Rm 1.09 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,600 |
| CHG100352453 | Rm 1.10 1st Flr 80, Coleman Street, LONDON, EC2R 5BJ | £15,000 |
| CHG100352454 | Rm 201 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £18,250 |
| CHG100352455 | Rm 202 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,000 |
| CHG100352456 | Rm 203 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,750 |
| CHG100352457 | Rm 204 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,300 |
| CHG100352458 | Rm 205-206 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £26,500 |
| CHG100352459 | Rm 207 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,750 |
| CHG100352460 | Rm 208 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,600 |
| CHG100352461 | Rm 209 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,600 |
| CHG100352462 | Rm 210 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,000 |
| CHG100352463 | Rm 3.07, 80 Coleman Street, LONDON, EC2R 5BJ | £14,750 |
| CHG100352464 | Rm 3.08, 80 Coleman Street, LONDON, EC2R 5BJ | £5,600 |
| CHG100352466 | Rm 3.09, 80 Coleman Street, LONDON, EC2R 5BJ | £5,600 |
| CHG100352467 | Rm 3.10, 80 Coleman Street, LONDON, EC2R 5BJ | £14,750 |
| CHG100352469 | Rm 301 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £18,500 |
| CHG100352470 | Rm 302 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,000 |
| CHG100352471 | Rm 303 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,750 |
| CHG100352473 | Rm 304 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,300 |
| CHG100352475 | Rm 4.02 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £8,400 |
| CHG100352476 | Rm 4.03 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,750 |
| CHG100352477 | Rm 4.04 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,300 |
| CHG100352478 | Rm 4.07 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,500 |
| CHG100352479 | Rm 4.08, 80 Coleman Street, LONDON, EC2R 5BJ | £5,600 |
| CHG100352480 | Rm 4.09, 80 Coleman Street, LONDON, EC2R 5BJ | £5,600 |
| CHG100352482 | Rm 4.10, 80 Coleman Street, LONDON, EC2R 5BJ | £14,750 |
| CHG100352483 | Rm 501 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,700 |
| CHG100352484 | Rm 502 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £12,000 |
| CHG100352485 | Rm 503 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,750 |
| CHG100352486 | Rm 504 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,000 |
| CHG100352488 | Rm 505 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £12,250 |
| CHG100352489 | Rm 506 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £2,700 |

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| CHG100352490 | Rm 6.01 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,200 |
| CHG100352491 | Rm 6.02 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £12,250 |
| CHG100352492 | Rm 6.03 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £20,500 |
| CHG100352493 | Rm 6.04 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,900 |
| CHG100352494 | Rm 6.05 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,900 |
| CHG100352495 | Rm 6.06 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £12,250 |
| CHG100352496 | Rm 6.07 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £3,750 |
| CHG100352497 | Rm G.01 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £12,000 |
| CHG100352499 | Rm G.02 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £8,600 |
| CHG100352500 | Rm G.03 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £14,750 |
| CHG100352502 | Rm G.04 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £9,800 |
| CHG100352504 | Rm G.07 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,750 |
| CHG100352505 | Rm G.08 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,600 |
| CHG100729230 | Rm G.09 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,600 |
| CHG100729249 | Rm G.10 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £14,500 |
| CHG100729213 | Rms 1.05 & 1.06 1st, 80 Coleman Street, LONDON, EC2R 5BJ | £26,750 |
| CHG100729214 | Rms 305-306 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £27,000 |
| CHG100352508 | Rms 4.01 & 4.11, At 4th Flr 80, Coleman Street, LONDON, EC2R 5BJ | £20,750 |
| CHG100729217 | Rms 4.05 & 4.06 4th, 80 Coleman Street, LONDON, EC2R 5BJ | £22,500 |
| **VO Notice of Alteration – Effective 1 August 2017 - revised rate of £380 per $m^2$** | | |
| CHG101076846 | Room 4.01, At 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,000 |
| CHG101076795 | Room 4.11, At 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,200 |
| **MCC - 14 August 2017 until 15 October 2020: Revised Rate £380 per $m^2$ less 8% allowance for building works** | | |
| CHG100728719 | Bst, 80 Coleman Street, LONDON, EC2R 5BJ | £26,000 |
| CHG100728722 | Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £2,025 |
| CHG100348177 | Rm 1.01 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £17,000 |
| CHG100348130 | Rm 1.02 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £9,600 |
| CHG100348186 | Rm 1.03 -104 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £18,250 |
| CHG100348180 | Rm 1.07-1.08 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £18,250 |
| CHG100728945 | Rm 1.09 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG100348167 | Rm 1.10 1st Flr 80, Coleman Street, LONDON, EC2R 5BJ | £14,250 |
| CHG100348182 | Rm 201 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £17,250 |
| CHG100348136 | Rm 202 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £9,600 |
| CHG100348143 | Rm 203 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,250 |
| CHG100729212 | Rm 204 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,000 |
| CHG100348192 | Rm 205-206 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £25,500 |
| CHG100348162 | Rm 207 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,250 |
| CHG100728805 | Rm 208 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG100728907 | Rm 209 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG100348169 | Rm 210 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £14,250 |
| CHG100348323 | Rm 3.07, 80 Coleman Street, LONDON, EC2R 5BJ | £14,000 |
| CHG100348317 | Rm 3.08, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG100728898 | Rm 3.09, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |

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| CHG100348325 | Rm 3.10, 80 Coleman Street, LONDON, EC2R 5BJ | £14,250 |
| CHG100348183 | Rm 301 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £17,750 |
| CHG100348134 | Rm 302 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £9,600 |
| CHG100348147 | Rm 303 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,250 |
| CHG100729211 | Rm 304 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,000 |
| CHG100348118 | Rm 4.02 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £8,000 |
| CHG100348142 | Rm 4.03 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,250 |
| CHG100729210 | Rm 4.04 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £7,000 |
| CHG100348170 | Rm 4.07 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,000 |
| CHG100728820 | Rm 4.08, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG100348318 | Rm 4.09, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG100348324 | Rm 4.10, 80 Coleman Street, LONDON, EC2R 5BJ | £14,250 |
| CHG100348157 | Rm 502 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,500 |
| CHG100348174 | Rm 503 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,250 |
| CHG100348138 | Rm 504 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,500 |
| CHG100348153 | Rm 505 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,500 |
| CHG100348196 | Rm 506 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £2,550 |
| CHG100728954 | Rm 6.01 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £6,900 |
| CHG100348161 | Rm 6.02 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,750 |
| CHG100348188 | Rm 6.03 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £19,750 |
| CHG100348322 | Rm 6.04 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,700 |
| CHG100728949 | Rm 6.05 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,700 |
| CHG100348154 | Rm 6.06 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,750 |
| CHG100728724 | Rm 6.07 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £3,600 |
| CHG100348158 | Rm G.01 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,500 |
| CHG100348121 | Rm G.02 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £8,200 |
| CHG100348172 | Rm G.03 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £14,000 |
| CHG100348125 | Rm G.04 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £9,400 |
| CHG100348163 | Rm G.07 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,000 |
| CHG100728795 | Rm G.08 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,300 |
| CHG100348179 | Rm G.09 -G10 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £18,250 |
| CHG100348193 | Rms 1.05 & 1.06 1st, 80 Coleman Street, LONDON, EC2R 5BJ | £25,750 |
| CHG100348195 | Rms 305-306 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £25,750 |
| CHG100348189 | Rms 4.05 & 4.06 4th, 80 Coleman Street, LONDON, EC2R 5BJ | £21,500 |
| CHG101083771 | Rm 1.07-1.08 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £18,250 |
| CHG101076773 | Rm 1.09 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG101076993 | Rm 1.10 1st Flr 80, Coleman Street, LONDON, EC2R 5BJ | £14,250 |
| CHG101076766 | Rm 205-206 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £25,500 |
| CHG101076765 | Rm 207 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,250 |
| CHG101076809 | Rm 208 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG101076807 | Rm 209 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG101076785 | Rm 210 2nd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £14,250 |
| CHG101076823 | Rm 3.07, 80 Coleman Street, LONDON, EC2R 5BJ | £14,000 |
| CHG101076827 | Rm 3.08, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG101076842 | Rm 3.09, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG101076801 | Rm 3.10, 80 Coleman Street, LONDON, EC2R 5BJ | £14,250 |

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| CHG101076777 | Rm 4.07 4th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,000 |
| CHG101076844 | Rm 4.08, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG101076855 | Rm 4.09, 80 Coleman Street, LONDON, EC2R 5BJ | £5,400 |
| CHG101076857 | Rm 4.10, 80 Coleman Street, LONDON, EC2R 5BJ | £14,250 |
| CHG101076830 | Rm 503 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £15,250 |
| CHG101076753 | Rm 504 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £10,500 |
| CHG101076755 | Rm 505 5th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,500 |
| CHG101076816 | Rm 6.03 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £19,750 |
| CHG101076814 | Rm 6.04 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,700 |
| CHG101075524 | Rm 6.05 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,700 |
| CHG101076732 | Rm 6.06 6th Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £11,750 |
| CHG101076818 | Rm G.08 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,300 |
| CHG101083781 | Rm G.09 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,300 |
| CHG101083778 | Rm G.10 Gnd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £14,000 |
| CHG101076834 | Rms 1.05 & 1.06 1st, 80 Coleman Street, LONDON, EC2R 5BJ | £25,750 |
| CHG101076779 | Rms 305-306 3rd Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £25,750 |
| CHG101083790 | Rms 4.05 & 4.06 4th, 80 Coleman Street, LONDON, EC2R 5BJ | £21,500 |
| **VO Notice of Alteration: Revised Rate £380 per $m^2$ less 8% allowance for building works effective 21 September 2019 until 15 October 2020** | | |
| CHG101076769 | Room 1.08, At 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £5,300 |
| CHG101076995 | Room 107, At 1st Flr, 80 Coleman Street, LONDON, EC2R 5BJ | £13,250 |
| **VO Notice of Alteration: revised tone of £380 per $m^2$ effective 10 November 2021** | | |
| CHG101100127 | Bst, 80 Coleman Street, LONDON, EC2R 5BJ | £28,250 |