VALUATION TRIBUNAL FOR ENGLAND

2017 Rating List Appeal appeal: Local Government Finance Act 1988; Public house and premises; appeal allowed in part

APPEAL NUMBER:	CHG101095243
RE:	Units 14, 15A and 15B, Moors Shopping Centre, Ilkley LS29 9LB (the "appeal property")

BETWEEN:	JD Wetherspoon plc	Appellant
	and	
	Joanne Moore IRRV (Hons) (Valuation Officer)	Respondent

SITTING:	*Remotely using Microsoft Teams*
ON:	20 December 2024 14:05
BEFORE:	Ms S Patel, Senior Member
CLERK:	Mr R Gath IRRV(Hons)
APPEARANCES:	Mr James Boswell for BNP Paribas (Appellant's representative); Ms P Nwosu (Respondent's representative)

DECISION AND STATEMENT OF REASONS

Decision

1. The appeal is allowed-in-part.

2. The Tribunal panel ratified the parties agreement. The entry is reduced to Rateable Value (RV) is £75,000 from 1 April 2017.

Introduction

3. This appeal has been brought in respect of the following: Units 14, 15A and 15B, Moors Shopping Centre, Ilkley LS29 9LB which was entered in the 2017 rating list as 'public house and premises' £112,000 RV, effective from 1 April 2017.

4. The proposal had been served on the Valuation Office Agency (VO) on 24 July 2023 seeking £54,000 RV effective from 1 April 2017.

5. I heard this appeal alone as the Tribunal’s business arrangements permit me to do so.

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

Background

7. The issue for determination was the rateable value of the appeal property

Discussion

8. Prior to the commencement of the hearing, both parties discussed the appeal further. They reached verbal agreement of £75,000 RV.

9. As both parties were in agreement to this RV, the panel ratified this amount.

Order

10. 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 £75,000 with effect from 1 April 2017.

11. 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

12. 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: 13 January 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.
