



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

Case No: CHG101097902

Sitting remotely using
Microsoft Teams

Date: 26 August 2025

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

*RATING — Local Government Finance Act 1988 — 2017 rating list appeal; offices and premises;
the correct unadjusted main space rate to be applied to the subject property's assessment; panel
ratified the verbal agreement reached between the parties; appeal allowed.*

Before:

**MR AMRAN HUSSAIN
MS C CAIQUO**

Between:

LEICESTER POLICE

Appellant

- and -

**KAREN GILES
(VALUATION OFFICER)**

Respondent

Regarding:

**UNITS 1-5, TIGERS ROAD, WIGSTON, LE18 4TN
(the "subject property")**

Mr M Clapham of Lambert Smith Hampton (on behalf of the appellant)
Mr M Malik (on behalf of the respondent)

Hearing date: 11 August 2025

DECISION AND STATEMENT OF REASONS

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Decision

1. The appeal is allowed.
2. The Tribunal finds that the current assessment of £196,000 Rateable Value, with effect from 1 April 2017 was unreasonable and determined the reduced value of £168,000 Rateable Value, with effect from 1 April 2017, as verbally agreed between the parties

Introduction

3. The appellant's challenge to the Valuation Officer (VO) was made on 28 July 2023. The appeal to this Tribunal was made on 11 March 2025, following the VO's decision notice of 19 November 2024, in respect of the subject property (hereditament). The material day in this appeal is 1 April 2015.
4. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

Background

5. The subject property comprises of a police station situated on Tigers Road in Wigston with the surrounding area being made up of a mixture of commercial and industrial premises. It is a brick construction and was arranged over three floors with a flat roof and dates from 1960's. It is on a fenced site with parking provisions for 103 car park spaces. It was made up of ground floor offices, stores, workshops, female showers and a dryer room. The first floor was offices, archive and showers and there is a separate garage block and stores.
6. The issue in dispute related to the inclusion of the corridor spaces in the assessment when they are structural.
7. On the morning of the hearing, the panel was informed that the parties had reached an agreement on the fact that the corridors should not be included in the size of the assessment.

Determination

8. In view of the above findings and conclusions, the Tribunal is satisfied that the current assessment was excessive. The panel determined that the size of the assessment resulted in an assessment of £285,000 Rateable Value, with effect 1 April 2017. A breakdown of the assessment has been shown below:

1.1	Ground	Office	14.78	60.00	887
1.2	Ground	Office	69.81	60.00	4,189
1.3	Ground	Store	211.30	42.00	8,875
1.4	Ground	Office	15.22	60.00	913
1.5	Ground	Store	19.14	42.00	804
1.6	Ground	Store	4.33	42.00	182
1.7	Ground	Store	11.26	42.00	473

1.8	Ground	Office	19.86	60.00	1,192
1.9	Ground	Store	50.60	42.00	2,125
1.10	Ground	Office	12.21	60.00	733
1.11	Ground	Store	42.18	42.00	1,772
1.12	Ground	Office	11.62	60.00	697
1.13	Ground	Locker Room	20.79	60.00	1,247
1.14	Ground	Kitchen	9.90	60.00	594
1.15	Ground	Office/Server Room	11.15	60.00	669
1.16	Ground	Office	29.14	60.00	1,748
1.17	Ground	Office	13.19	60.00	791
1.18	Ground	Office	13.54	60.00	812
1.19	Ground	Office	27.15	60.00	1,629
1.20	Ground	Office	60.48	60.00	3,629
1.21	Ground	Office	8.40	60.00	504
1.22	Ground	Office	11.46	60.00	688
1.23	Ground	Office	34.53	60.00	2,072
1.24	Ground	Office	77.09	60.00	4,625
1.25	Ground	Office	19.17	60.00	1,150
1.26	Ground	Office	48.69	60.00	2,921
1.27	Ground	Office/Drying Room	6.45	60.00	387
1.28	Ground	Office	145.64	60.00	8,738
1.29	Ground	Office	12.86	60.00	772

1.30	Ground	Office	13.53	60.00	812
1.31	Ground	Office	41.01	60.00	2,461
1.32	Ground	Office	26.32	60.00	1,579
1.33	Ground	Office	5.54	60.00	332
1.34	Ground	Office/Consultation Room	8.77	60.00	526
1.35	Ground	Office/Interview Room	14.38	60.00	863
1.36	Ground	Office	35.66	60.00	2,140
1.37	Ground	Office	70.52	60.00	4,231
1.38	Ground	Office	23.84	60.00	1,430
1.39	Ground	Office/Server Room	11.59	60.00	695
1.40	Ground	Office	10.72	60.00	643
1.41	Ground	Office/Multi Faith Room	11.24	60.00	674

1.42	First	Office	12.26	60.00	736
1.43	First	Office	12.60	60.00	756
1.44	First	Office	12.44	60.00	746
1.45	First	Office	12.44	60.00	746
1.46	First	Office	12.32	60.00	739
1.47	First	Office	29.98	60.00	1,799
1.48	First	Office	9.44	60.00	566
1.49	First	Office/Archive Room	20.53	51.30	1,053
1.50	First	Office/Archive Room	212.56	51.30	10,904
1.51	First	Office	27.07	60.00	1,624
1.52	First	Office	8.06	60.00	484
1.53	First	Store	13.96	42.00	586
1.54	First	Office	35.58	60.00	2,135
1.55	First	Office	29.68	60.00	1,781
1.56	First	Office/Expressing Room	1.93	60.00	116
1.57	First	Kitchen	4.71	60.00	283
1.58	First	Office	142.36	60.00	8,542
1.59	First	Office	71.36	60.00	4,282
1.60	First	Store	5.34	42.00	224
1.61	First	Locker Room	18.06	60.00	1,084
1.62	First	Office/Meeting Room	40.17	60.00	2,410
1.63	First	Office	13.58	60.00	815
1.64	First	Office	13.37	60.00	802

1.65	First	Office	15.94	60.00	956
1.66	First	Office	22.54	60.00	1,352
1.67	First	Office	13.86	60.00	832
1.68	First	Office	40.19	60.00	2,411
1.69	First	Kitchen	17.45	60.00	1,047
1.70	First	Office	54.10	60.00	3,246
1.71	First	Store	12.83	42.00	539
1.72	First	Store	2.54	42.00	107
1.73	First	Office/Control Room	19.10	60.00	1,146

1.74	First	Office/Control Room 2	18.91	60.00	1,135
1.75	First	Office/Control Room 3	38.08	60.00	2,285
1.76	First	Server Room	9.35	60.00	561
1.77	First	Green Room	47.25	60.00	2,835
1.78	First	Office	28.90	60.00	1,734
1.79	First	Store	10.39	42.00	436
1.80	First	Riser	2.50	60.00	150
1.81	First	Office	11.33	60.00	680
1.82	First	Office	23.41	60.00	1,405
1.83	First	Office	11.68	60.00	701
1.84	First	Office	11.66	60.00	700
1.85	First	Office	11.61	60.00	697
1.86	First	Office	11.56	60.00	694
1.87	First	Office	11.51	60.00	691
1.88	First	Office	23.91	60.00	1,435
1.89	First	Office	45.90	60.00	2,754
1.90	First	Office	23.37	60.00	1,402
1.91	First	Office	22.55	60.00	1,353
1.92	First	Office	22.96	60.00	1,378
1.93	Ground	External Storage	49.75	6.00	299
1.94	Ground	Garage	124.16	6.00	745
1.95	Ground	Garage	42.98	6.00	258
ADDITIONAL FEATURES OF THE PROPERTY INCLUDED IN THE VALUATION					
		Plant and Machinery			112
		Surfaced Open Spaces	113	150	16,950
valuation sub-total					168,443

9. Accordingly, we order the Valuation Officer to reduce the 2017 Rating List entry to £168,000 Rateable Value, with effect from 1 April 2017, within two weeks of the date of this Order.

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

Right of further appeal

11. 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.
12. 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/.

Mr Amran Hussain, Senior Member (Presiding)

Ms C Caiquo, Senior Member

26 August 2025

Miss F Willson
Clerk to the Tribunal

Date issued to the parties: 26 August 2025