



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

Case No: CHG101144250

Sitting remotely using
Microsoft Teams

Date: 15 January 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

*RATING — Local Government Finance Act 1988 — 2017 rating list appeal; office and premises;
panel ratified the verbal agreement reached between the parties; appeal allowed*

**Before:
MRS N CARMAN
MRS AE FIELDER**

Between:

ONE ESSEX COURT LTD

Appellant

- and -

**NICOLA JOHNSON
(VALUATION OFFICER)**

Respondent

**Regarding:
BST-2 PAIR, 2 ESSEX COURT, LONDON EC4Y 9BE
(the “subject property”)**

Mr A Bacon of JMA Chartered Surveyors (on behalf of the appellant)
Mr A McKillop (on behalf of the respondent)

Hearing date: 7 January 2026

DECISION AND STATEMENT OF REASONS

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DECISION

1. The appeal is allowed.
2. The Tribunal finds the rateable value (RV) of £81,500 Rateable Value, with effect from 1 April 2017, as verbally agreed between the parties.

STATEMENT OF REASONS

Introduction

3. The Tribunal finds that the current RV of £86,000, with effect from 1 April 2017 was unreasonable and determined the reduced RV of £81,500, with effect from 1 April 2017 correct, as verbally agreed between the parties.
4. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

Background

5. The subject property is of Georgian age and is situated within the Inns of Court in London.
6. The issue in dispute related to the tone to be applied to the subject property's assessment. The VO defended the rate of £380/m² and not the existing rate of £400/m², whereas the appellant's representative sought a reduced rate of £360/m² which has since been reduced to £300/m².

Discussion

7. On the morning of the hearing the panel was informed that the parties had reached an agreement to an RV of £81,500 with effect from 1 April 2017. Both parties confirmed their agreement to this in open tribunal and in front of the panel. The panel was therefore satisfied that the current assessment was excessive and reduced the RV to £81,500.

Conclusion

8. Accordingly, we order the Valuation Officer to reduce the 2017 Rating List entry to £81,500 RV, with effect from 1 April 2017, within two weeks of the date of this Order.
9. 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

10. 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) using Form T385 (Notice of appeal) within **four weeks** of the date this decision and statement of reasons was issued.

11. 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 (Chair)
Mrs AE Fielder, Senior Member
15 January 2026

Miss F Willson
Clerk to the Tribunal

Date issued to the parties: 15 January 2026