



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

Case No: CHG101152943

Sitting remotely using
Microsoft Teams

Date: 27 February 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

RATING — Local Government Finance Act 1988 — Club and premises — appeal allowed in part

**Before:
MR A IQBAL
MR S MULDOON**

Between:

THE HOSPITAL GROUP LTD

Appellant

- and -

**NICOLA JOHNSON
(VALUATION OFFICER)**

Respondent

**Regarding:
THE HOSPITAL, 24 ENDELL STREET, LONDON WC2H 9HQ
(the “subject property”)**

Mr James Bean for the Respondent

Hearing date: 27 February 2026

DECISION AND STATEMENT OF REASONS

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DECISION

1. The appeal is allowed-in-part.
2. The Tribunal panel ratified the parties agreement. The entry is reduced to Rateable Value (RV) £730,000 from 1 April 2017.

STATEMENT OF REASONS

Introduction

3. This appeal has been brought in respect of the following: **The Hospital, 24 Endell Street, London WC2H 9HQ** which was entered in the 2017 rating list as 'club and premises' £945,000 RV, effective from 1 April 2017. However, following the proposal, the VO had decided to reduce the subject property to £810,000 RV.
4. The proposal had been served on the Valuation Office (VO) on 30 October 2023 seeking £580,000 RV effective from 1 April 2017.
5. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

Background

6. The issue for determination was the rateable value of the appeal property
7. Prior to the commencement of the hearing, both parties discussed the appeal further. They reached verbal agreement of £730,000 RV.

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 £730,000 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.

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) using Form T385 (Notice of appeal) within **four weeks** of the date this decision and statement of reasons was 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 A Iqbal, Senior Member (Chair)
Mr S Muldoon, Senior Member
27 February 2026

Mr Richard Gath IRRV (Hons)
Clerk to the Tribunal

Date issued to the parties: 27 February 2026