



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

Case No: CHG101186075

Sitting remotely using
Microsoft Teams on
07/05/2026 10:00

Date: 1 June 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

*RATING — Local Government Finance Act 1988 — 2017 rating list — Agreement to be ratified —
Appeal allowed.*

Before:

**MS LA OWUSU-AFRIYIE
MS N PATEL**

Between:

FOCUS GROUP LOGISTICS LIMITED

Appellant

- and -

**KAREN GILES
(VALUATION OFFICER)**

Respondent

Regarding:

**FOCUS GROUP LOGISTICS LTD, 4B-4C BLOSSOM WAY, HEMEL HEMPSTEAD, HP2 4ZB
(the "subject property")**

**Mr S Dowds-Jones for the Appellant
Ms N Awoyokun for the Respondent**

DECISION AND STATEMENT OF REASONS

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DECISION

1. The appeal is allowed.
2. The Tribunal Panel ratified the parties' agreement.

STATEMENT OF REASONS

Discussion

3. This appeal had been brought to challenge the decision of the Valuation Officer (VO) not to award a 5% end allowance for fragmentation with effect from 1 November 2021.
4. The parties advised the panel that verbal agreement had been reached and asked the panel to ratify the agreement.
5. The agreement was for a 5% end allowance to be applied to the subject property with effect from 1 November 2021, resulting in a rateable value of £116,725, rounded down to £116,000.

Conclusion

6. Having regard to the circumstances outlined to it, the panel accepted the parties' submissions and directed the revised assessment as shown on this notice be entered into the 2017 rating list.
7. In accordance with Regulation 38 (4), (7), and (9) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the Valuation Officer is ordered to amend the entry for 4B-4C Blossom Way, Hemel Hempstead HP2 4ZB in the 2017 Rating List as follows –
Rateable value £116,000 with effect from 1 November 2021 by way of a 5% end allowance
The Valuation Officer must comply with this Order within two weeks of its making.

Right of further appeal

8. 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.
9. 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/.

Ms LA Owusu-Afriyie, Senior Member (Chair)
Ms N Patel, Senior Member
1 June 2026

Mrs S Hodgson
Clerk to the Tribunal

Date issued to the parties: 1 June 2026