IN THE VALUATION TRIBUNAL FOR ENGLAND
IN THE MATTER OF A 2023 RATING LIST APPEAL

Case No: CHG101208892

Sitting remotely using Microsoft Teams on 10 July 2026

Date: 3 August 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

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

Before:

MISS N CLARKE
MR M DAMPHA

Between:

LOUNGERS UK LIMITED — **Appellant**

- and -

ANDREW MOULAND (VALUATION OFFICER) — **Respondent**

Regarding:

MORELLO LOUNGE, 1 HIGH STREET, UXBRIDGE UB8 1JN
(the “subject property”)

Mr Jason Balogun for the **Respondent**

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) £85,000 from 1 April 2023.

STATEMENT OF REASONS

Introduction

3. This appeal has been brought in respect of the following: Morello Lounge, 1 High Street, Uxbridge UB8 1JN which was entered in the 2023 rating list as ‘restaurant and premises’ £95,000 RV, effective from 1 April 2023.

4. After considering the proposal and evidence submitted during the challenge period, the Valuation Office (VO) decided that a revision was warranted and the RV for the subject property should be reduced to RV £93,500. A decision notice to this effect was served on the appellant on 15 October 2025. His representatives then appealed the VO’s decision to the Tribunal on 13 February 2026 seeking RV £60,000 effective from 1 April 2023.

5. Mr Price for Newmark on behalf of the respondent had requested that the ratification be heard in his absence.

6. This statement of reasons is not and does not purport to be a full verbatim record of 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 RV £85,000.

Order

9. 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 RV £85,000 with effect from 1 April 2023.

10. Under regulation 38(9), the Valuation Officer must comply with this order within two weeks of the date of its making.

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/.

Miss N Clarke, Presiding Senior Member
Mr M Dampha, Senior Member
3 August 2026

Mr Richard Gath IRRV (Hons)
Clerk to the Tribunal
Date issued to the parties: 3 August 2026