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

Case No: CHG101216205

Sitting remotely using
Microsoft Teams on
27 April 2026

Date: 7 May 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

RATING — Local Government Finance Act 1988 — 2017 rating list appeal; factory 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:

MISS AC GRIFFITHS
MS TM BLADES

Between:

SPEEDBOARD ASSEMBLY SERVICES LTD **Appellant**

- and -

ANDREW MOULAND
(VALUATION OFFICER) **Respondent**

Regarding:

SPEEDBOARD LIMITED, 14 VANSITTART ESTATE, WINDSOR SL4 1SE
(the "subject property")

Mr B O'Neil (on behalf of the appellant)
Mr M Adepoju (on behalf of the respondent)

DECISION AND STATEMENT OF REASONS

DECISION

1. The appeal is allowed.

2. The Tribunal finds that the current assessment of £137,000 Rateable Value, with effect from 1 April 2023 was unreasonable and determined the reduced value of £131,000 Rateable Value, with effect from 1 April 2023, as verbally agreed between the parties

STATEMENT OF REASONS

Introduction

3. The appellant's challenge to the Valuation Officer (VO) was made on 7 May 2024. The appeal to this Tribunal was made on 18 November 2025 following the VO's decision notice of 29 October 2025, in respect of the subject property (hereditament). The material day in this appeal is 1 April 2021.

4. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

Background

5. The subject property was a factory and premises known as Speedboard Limited, 14 Vansittart estate, Windsor, Berkshire. It is fully heated of age A5 and was refurbished in 1993.

6. The issue in dispute related to the correct unadjusted main space rate to be applied to the subject property's assessment. Originally, the VO defended the existing unadjusted main space rate of £80/m^2, whereas the appellant's representative sought a reduced rate of £65/m^2.

7. Following discussions, between the parties they reached a verbal agreement that the subject property should be valued at an unadjusted main space rate of £72/m^2. The reduction had been reached after having regard to the unadjusted main space rates applied to the nearby comparable properties.

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 unadjusted main space rate should be reduced from £80/m^2 to £72/m^2, which resulted in an assessment of £131,000 Rateable Value, with effect from 1 April 2023. A breakdown of the assessment has been shown below:

Floor	Description	Area m/^{2}	£/m^2	Value (£)
Ground	Office	65.02	86.40	5,618
Ground	Internal Storage	91.20	72.00	6,566
Ground	Production Area	464.83	72.00	33,468
Ground	Office	52.36	86.40	4,524
First	Office	100.22	86.40	8,659
Ground	Production	1013.98	72.00	73,007
			Total	131,841

Say £131,000 Rateable Value, with effect from 1 April 2023

9. Accordingly, we order the Valuation Officer to reduce the 2023 Rating List entry to £131,000 Rateable Value, with effect from 1 April 2023, 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) 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 AC Griffiths, Senior Member (Chair)
Ms TM Blades, Senior Member
7 May 2026

Miss F Willson
Clerk to the Tribunal
Date issued to the parties: 7 May 2026