



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

Case No: CHG101219179

Sitting remotely using
Microsoft Teams on
27 August 2026

Date: 4 September 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

*RATING — Local Government Finance Act 1988 — Schedule 6 — retail warehouse and premises
— rateable value — valuation tone (£/m²) originally in dispute — parties reaching agreement prior
to hearing — appeal allowed*

Before:

**MR SP WOOD
MR SM HOOBERMAN**

Between:

DREAMS LIMITED

Appellant

- and -

**AMANDA HITCHINGS
(VALUATION OFFICER)**

Respondent

Regarding:

**UNIT 10, RETAIL WORLD, GATESHEAD NE11 0BD
(the “subject property”)**

Mr C Cates (Ryan Property Tax Services UK Ltd), Representative for the Appellant
Mr S Hutchinson for the Respondent

DECISION AND STATEMENT OF REASONS

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DECISION

1. Prior to the hearing, the parties' representatives jointly informed the clerk that they had reached an informal agreement, following late discussions. As a corollary, they sought a determination from the panel to give effect to a revised valuation of £237,000 Rateable Value for the appeal property with effect from 1 April 2023.
2. In view of the foregoing, the panel ratified the agreement reached. The appeal was therefore allowed.

Order

3. 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 alter the entry in the 2023 rating list for Unit 10, Retail World, Gateshead NE11 0BD to show a rateable value of £237,000 with effect from 1 April 2023.
4. Under regulation 38(9), the Valuation Officer must comply with this order within two weeks of the date of its making.

Refund of appeal fee

5. As the appeal has been successful, a refund of the paid fee will now be arranged (Regulation 13E of the NDR Alteration of Lists & Appeals Regs). The refund will take around six weeks to process.

Mr SP Wood, Senior Member (Chair)
Mr SM Hooberman, Member
4 September 2026

Mrs J Monks
Clerk to the Tribunal

Date issued to the parties: 4 September 2026