



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

Case No: CHG101259014

Sitting remotely using
Microsoft Teams

Date: 24 March 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

2023 rating list appeal; Local Government Finance Act 1988; Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009; rateable value agreed; Appeal allowed in part.

Before:
MS S E GARGARO
DR T WEBB

Between:

JARVIS HOMES LIMITED

Appellant

- and -

KAREN GILES
(VALUATION OFFICER)

Respondent

Regarding:
BURGUNDY HOUSE, 21 THE FORRESTERS, HARPENDEN AL5 2FB
(the 'subject property')

Representatives:
Mr C Strong for the Appellant
Mr T Manyadze for the Respondent

Hearing date: 27 February 2026

DECISION AND STATEMENT OF REASONS

© CROWN COPYRIGHT 2026

DECISION

1. This appeal is allowed in part.
2. The rateable value of the subject property in the 2023 rating list is altered to £30,250 with effect from 1 April 2023.

STATEMENT OF REASONS

Introduction

3. This decision and statement of reasons is not a verbatim or contemporaneous record of the proceedings.
4. This appeal has been brought in accordance with regulation 13A of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009 in respect of the 2023 rating list entry for the subject property. The rateable value of the subject property was £32,500 with effect from 1 April 2023. The Appellant was seeking alteration to £25,500.

Discussion

5. Prior to the commencement of the hearing the parties' representatives advised the Tribunal that they had reached an agreement to alter the 2023 rating list entry in respect of the subject property to £30,250 with effect from 1 April 2023.

Conclusion

6. Upon review, the panel was satisfied that an agreement had been reached to alter the 2023 rating list entry for the subject property as set out above. Therefore, the panel was content to ratify the agreement and confirm a rateable value of £30,250 with effect from 1 April 2023.
7. This appeal is therefore allowed in part.

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 S E Gargaro, Senior Member (Presiding)
Dr T Webb, Senior Member

Mr A Johnson
Clerk to the Tribunal

Date issued to the parties: 24 March 2026