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

Case No: CHG101259780

Sitting remotely using Microsoft Teams on 21 May 2026

Date: 21 May 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

RATING — Local Government Finance Act 1988 — office and premises – tone of the rating list – agreement between parties.

Before:

MS T M BLADES
MR P SHERGILL

Between:

KKM ARCHITECTS LIMITED — **Appellant**

- and -

NICOLA JOHNSON (VALUATION OFFICER) — **Respondent**

Regarding:

81 MAYGROVE ROAD, LONDON NW6 2EG
(the "subject property")

Mr J Fitzsimmons of Ryan Property Tax Services UK Ltd, for the Appellant.
Mr B Kangethe, for the Respondent.

DECISION AND STATEMENT OF REASONS

DECISION

1. The appeal is allowed.

2. The Tribunal finds that the rating list should be altered to reflect the agreement reached between the parties as to the correct rateable value (RV).

STATEMENT OF REASONS

Introduction

3. This appeal was lodged with the Tribunal on 22 December 2025 against the Valuation Officer's (VO) decision of 12 December 2025 to maintain the existing entry in the rating list at £54,500 from 1 April 2023.

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

Discussion

5. Shortly before the hearing, the parties to the appeal advised the Tribunal that they had reached an agreement on the tone for the subject property at £350/m^2. They both attended the remote hearing and asked the panel to make an order giving effect to the revised valuations they had agreed.

6. The panel was satisfied that the parties had reached an agreement, and both parties confirmed the revised valuations at the hearing. They agreed that the entry in the rating list from 1 April 2023 should be £45,750, reflecting the revised price per m^2 and a temporary allowance for building works nearby. From 29 February 2024, that allowance was to be removed, resulting in a revised valuation of £49,500.

Conclusion

7. In view of the above findings and conclusions, the Tribunal is satisfied that the 2023 rating list should be altered to reflect the agreement.

8. In accordance with Regulation 38 (4) 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 81 Maygrove Road, London NW6 2EG in the 2023 Rating List to £45,750 with effect from 1 April 2023 and £49,500 with effective from 29 February 2024.

9. The Valuation Officer must comply with this Order within two weeks of its making.

Right of further appeal

10. 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.

11. 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 T M Blades, Senior Member (Chair)
Mr P Shergill, Member
21 May 2026

Mrs A Sloan
Clerk to the Tribunal
Date issued to the parties: 21 May 2026