



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

Case No: CHG101265581 &
CHG101276019

Sitting remotely using
Microsoft Teams on
13 July 2026

Date: 3 August 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

*RATING — Local Government Finance Act 1988 — 2023 rating list appeal; office and premises;
the correct unadjusted main space price to be applied to the subject properties assessments;
panel ratified the verbal agreement reached between the parties; appeal allowed*

Before:

**MRS S CHAUHAN
MR N SEKHON**

Between:

PAYPOINT NETWORK LTD

Appellant

- and -

**KAREN GILES
(VALUATION OFFICER)**

Respondent

Regarding:

**1, THE BOULEVARD, WELWYN GARDEN CITY AL7 1EL
2, THE BOULEVARD, WELWYN GARDEN CITY AL7 1EL**

(the “subject properties”)

Mr M Clayton of Ryan (on behalf of the appellant)
Ms A O’Callaghan of the Valuation Office Agency (on behalf of the respondent)

DECISION AND STATEMENT OF REASONS

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DECISION

1. The appeal is allowed.
2. The Tribunal finds that the current assessment of 1 The Boulevard, Welwyn Garden City £540,000 Rateable Value (RV), with effect from 1 April 2023 was unreasonable and determined the reduced value of £470,000 Rateable Value, with effect from 1 April 2023, as agreed between the parties.
3. The Tribunal finds that the current assessment of 2 The Boulevard, Welwyn Garden City £317,500 RV, with effect from 1 April 2023 was unreasonable and determined the reduced value of £275,000 RV, with effect from 1 April 2023, as agreed between the parties.

STATEMENT OF REASONS

Introduction

4. The appellant's challenges to the Valuation Officer (VO) were made on 5 September 2024. The appeals to this Tribunal were made on 6 February 2026, following the VO's decision notices of 17 October 2025, in respect of the subject properties.
5. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

Background

6. The subject properties were offices and premises situated on the Shire Park, Welwyn Garden City. They were built 1988 and refurbished around 1998. They have a total significant area of 3,203.26m² and 2,2029.20m² respectively. Shire Park is close to Welwyn Garden City centre which is easily accessible from the subject properties with good transport links
7. The issue in dispute related to the correct unadjusted main space price to be applied to the subject properties assessments. Originally, the VO defended the existing unadjusted main space price of £170/m², whereas the appellant's representative sought a reduced rate of £136/m².
8. On the morning of the hearing, the parties e mailed the clerk that they had reached an agreement in relation to the RV for the subject properties. The parties had reached an agreement that the subject properties should be valued at an unadjusted main space price of £147.31/m². The reduction had been reached after having regard to the unadjusted main space price applied to Silver Court a nearby comparable property.

Determination

9. In view of the above findings and conclusions, the Tribunal is satisfied that the current assessments were excessive. The panel determined that the unadjusted main space price should be reduced from £170/m² to £147.31/m², which resulted in an RV of £470,000 for 1 The Boulevard and an RV of £275,000 for 2 The Boulevard, with effect from 1 April 2023.

Conclusion

10. Accordingly, we order the Valuation Officer to reduce the 2023 Rating List entry for 1 The Boulevard to £470,000 and 2 The Boulevard to £275,000 with effect from 1 April 2023 within two weeks of the date of this Order.

Refund of fees

11. 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

12. 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.
13. 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/.

Mrs S Chauhan, Senior Member (Chair)
Mr N Sekhon, Member
3 August 2026

Miss F Willson
Clerk to the Tribunal

Date issued to the parties: 3 August 2026