

Appeal Number:	681536719599/537NV17/3
Appellant:	Molton Brown Ltd
Appeal Property:	Unit D, 16 The Hayes, Cardiff CF10 1AH
Matter Appealed Against:	2017 Non-Domestic Rating List
Hearing Date:	28 January 2025
Appearances:	Mr M Allen (on behalf of the respondent, Valuation Officer)
Decision and its date:	Appeal Allowed – 30 January 2025
Tribunal Members:	Mr H Pattrick (Chairperson), Mr R Henley and Mr G Nechvatal
Tribunal Clerk(s):	Mr S Kember

Introduction - Issues in Dispute

1. This appeal was made via a proposal dated 21 March 2023 which challenged the entry of the appeal property in the 2017 Non-Domestic Rating List. The appellant sought a reduction in the Rateable Value (RV) to £1 from £110,000, effective 16 August 2021. The grounds of appeal as contained in the proposal are replicated as follows:

“The Rateable Value is incorrect, excessive and bad in law and should be reduced to £1.00 with effect from 16 August 2021 as the unit was impacted by building works and is masked by scaffolding.”

Legislation & Case Law

- Non-Domestic Rating (Alteration of Lists and Appeals) (Wales) Regulations 2005

Evidence and Submissions

2. Mr Allen explained that he had reached an agreement with the appellant’s agent, Mr A Meech of DWD Property and Planning Ltd, for a temporary reduction in the RV to £99,000 for the period 10 September 2021 to 14 January 2023. Thereafter the pre-existing level of RV £110,000 will be reinstated with effect from the 15 January 2023. A copy of the application signed by both parties was provided to the Tribunal.
3. The parties sought an Order from the Tribunal under Regulation 34(6) of the Non-Domestic Rating (Alteration of Lists and Appeals) (Wales) Regulations 2005 to

confirm the temporary allowance.

Decision & Reasons

4. The Tribunal was aware of its powers to give effect to the agreement and having considered all the evidence, it decided to confirm the agreement reached by both parties.

Accordingly, the Tribunal orders that the entry in the 2017 Non-Domestic Rating List for Molton Brown Ltd, Unit D, 16 The Hayes, Cardiff CF10 1AH, be amended to alter the Rateable Value to £99,000 for the period 10 September 2021 to 14 January 2023 and reinstated at £110,000 with effect from 15 January 2023.

5. In view of the foregoing, the appeal was allowed.