

Appeal Number: 6815101215593/285NV23/1

Appellant: Ryan UK Property Tax agent for VINCI Construction Management Limited (Occupier)

Appeal Property: 2nd Floor Unit E, Copse Walk, Cardiff Gate Business Park, Pontprennau, Cardiff CF23 8BB

Matter Appealed Against: 2023 Non-Domestic Rating List

Hearing Date: 18 February 2026

Appearances: Mr K McAloon, Valuation Officer

Decision and its date: Dismissed – 20 February 2026

Appeal Panel Members: Mr M L Mason
Mr E D Roberts
Ms E Jones

Tribunal Clerk: Mrs M Minty

Introduction

The appeal property was entered into the 2023 Rating List with a Rateable Value (RV) of £29,500, effective from 1 April 2023. The appellant's representative appealed the Valuation Officer's valuation, contending that the unadjusted rate was unfairly over-assessed and should be reduced to £78.00, and the uplift for air conditioning was wholly unwarranted as the property did not benefit from any air filtration or cooling system.

The Clerk reported that a late email had been received from Mr Sharkie, the acting agent, stating he had believed that an agreement had been reached on a factual correction, and believed the hearing would not be required. In response, Mr Sharkie was advised to attend the hearing.

The Valuation Officer, having considered the email from Mr Sharkie, confirmed a revised RV of £30,250 following an inspection of the property, during which it was established that no air-conditioning system was present. As a result, the uplift previously applied for air conditioning was removed from the valuation.

Despite the late notice, the Tribunal hearing proceeded, with Mr McAloon in attendance.

Decision

In view of the information provided, the Tribunal confirmed the revised list entry of £30,250, with effect from 1 April 2026, and orders the Valuation Officer to amend the 2023 Rating List to accord with this decision.

The Tribunal noted that Mr Sharkie's email had been received outside of the Tribunal's standard directions. Had it been submitted in a reasonable time frame, the hearing could have been avoided, preventing unnecessary costs to the public purse.