

TRIBIWNLYS PRISIO CYMRU - VALUATION TRIBUNAL FOR WALES

Appellant: Barclays Bank Plc

Appeal property: Cadarn House, Croescadarn Close Avenue Ind Park, Cardiff

Appeal number: 681533199576/285NV17/1

The Matter Appealed against: Non-Domestic Rating Appeal

Date of Hearing: 10th January 2020

Appearances: Mr M Wood (For respondent Valuation Officer)

Date of Decision: 10th January 2020

Decision of Tribunal: Allowed (in part)

Members of the Tribunal Mr B Fraser & Mrs L M Thomas

Tribunal Clerk: Mr J Evans

Summary of the Case

1. The appeal before the tribunal was a part heard case that was adjourned from a hearing that took place on 9th December 2019. At that hearing the appellant's representative opposed the Valuation Officer's request for an adjournment even though the appellant's case had been presented. Having heard representations from both parties regarding the merits or otherwise for an adjournment, the tribunal decided to adjourn the hearing until 10th January 2020.
2. Even though the tribunal adjourned the appeal, the parties actively discussed the substantive matters to see if the case could be resolved. If it could not, then the hearing would continue where it left off when the tribunal reconvened on 10th January 2020.
3. Prior to the re-convened hearing, the parties advised the clerk to the tribunal that they had agreed a revised rateable value of £235,000 with effect from 1st April 2017. At the hearing the clerk to the tribunal referred to an email from the ratepayer's representative (Mr J Towersey) which outlined the extent of the agreement. Mr Wood attended the hearing to formally request the tribunal ratify the revised figure.
4. Since the matter was technically resolved, the tribunal was required to ratify the agreed figure and formally close the hearing. At the reconvened hearing, the party in attendance had no objection to the tribunal proceeding with two members.

5. In view of the foregoing, the Tribunal decided to confirm a revised entry for the appeal property of £235,000 with effect from 1st April 2017. As a corollary, the tribunal orders the Valuation Officer for Wales to alter the Rating List to accord with its decision.

Certified a true copy on 10th January 2020