



**FIRST - TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)**

**Case Reference** : **CAM/26UG/F77/2018/0038**

**Property** : **92 Leaford Crescent Watford WD24  
5JG**

**Applicant** : **Mr Neil N A Hobbs**

**Respondent** : **Consolidated Equities Limited**

**Date of Application** : **21 November 2018**

**Type of Application** : **Determination of the registered rent  
under Section 70 Rent Act 1977**

**Tribunal** : **Mrs E Flint DMS FRICS  
Mr J Francis QPM**

**Date and venue of  
meeting** : **18 February 2019  
Cambridge County Court 197 East  
Road Cambridge CB1 1BA**

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**DECISION**

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The registered rent with effect from 18 February 2019 is £150 per week.

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## **Background**

1. On 30 October 2018 the landlord applied to the rent officer for registration of a fair rent of £166.75 per week for the above property.
2. The rent payable at the date of the application was £145 per week which had been registered by the rent officer on 17 November 2016 2015 with effect from 8 December 2016.
3. On 19 November 2018, the rent officer registered a fair rent of £162.50 per week with effect from 8 December 2018.
4. The tenant objected to the rent determined by the Rent Officer.
5. The tribunal inspected the house on the morning of 18 February 2019.

## **The Evidence**

6. The tenant stated that the lease is fully repairing and that the flat has no heating and is single glazed.
7. No representations were made by or on behalf of the landlord.

## **Inspection**

8. The premises comprise a ground floor flat in a two storey purpose built block of flats, with garden and car space.
9. The accommodation is three rooms, kitchen and bathroom/wc. The tenant has refitted the kitchen and the landlord has rewired with surface mounted conduit otherwise the flat is as at the beginning of the tenancy in 1971.
10. The windows are single glazed with Crittall frames. Heating is via the tenant's gas fire in the living room and a freestanding electric heater.

## **Valuation**

11. In the first instance the Tribunal determined what rent the landlord could reasonably be expected to obtain for the property in the open market if it were let today in the condition that is considered usual for such an open market letting. It did this by having regard to the evidence supplied by the parties and the Tribunal's own general knowledge of market rent levels in Watford. Having done so, it concluded that the likely market rent for the flat would be £250 per week.
12. However, it was first necessary to adjust the hypothetical rent of £250 per week to allow for the differences between the terms and condition

considered usual for such a letting and the condition of the actual property at the date of the inspection, ignoring the tenant's improvements, (disregarding the effect of any disrepair or other defect attributable to the tenant or any predecessor in title). The Tribunal noted that flats available on the open market were all modernised and centrally heated with white goods, floor and window coverings. The Tribunal considered that these differences plus the repairing liability of the tenant required a deduction of £75 per week.

13. This leaves an adjusted market rent for the subject property of £175 per week. The Tribunal was of the opinion that there was substantial scarcity in the commuter belt of Hertfordshire for similar properties and therefore made a deduction of approximately 15% from the market rent to reflect this element. The Tribunal's uncapped fair rent is £150 per month.

### **Decision**

14. The uncapped fair rent initially determined by the Committee, for the purposes of section 70, was accordingly £150 per week.
15. This is below the maximum fair rent that can be registered by virtue of the Rent Acts (Maximum Fair Rent) Order 1999 (Details are provided on the back of the decision form).
16. **Accordingly the sum of £150 per week will be registered as the fair rent with effect from 18 February 2019 being the date of the Tribunal's decision.**

*Chairman: Evelyn Flint*

Dated: 19 February 2019