



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

**Case reference** : **KA/LON/00BD/F77/2019/0076**

**Property** : **Flat 3, St Catherines , 2 Vicarage Road,  
Twickenham, Middlesex, TW25TS**

**Applicant** : **Martin Hewstone ( Tenant)**

**Respondent** : **Lochmore Investments Limited (Tenant)**

**Representative** : **None**

**Type of application** : **Section 70 of the Rent Act 1977**

**Tribunal members** : **Mr J Shepherd  
Mr L. Francis MRICS**

**Venue** : **10 Alfred Place, London WC1E 7LR**

**Inspection**

The Tribunal inspected the property on 31 May 2019 in the company of the tenant, Martin Heston and the landlord's representative, Mr Tabari.

The property is a self-contained unmodernised flat on the 1<sup>st</sup> floor of a large 4 storey semi-detached house.

It consists of an entrance hall, 2 rooms, kitchen and a bathroom/WC. The kitchen and bathroom are very old, there is no heating provided apart from that of the tenant and there is considerable disrepair within the flat. The timber casement windows are in poor condition and in some instances do not close properly. There are also signs in all of the rooms of settlement and plaster having lost its key.

All carpets, curtains and white goods are the tenant's own. The general external repair and decorations had been carried out recently but not to a particularly good standard.

**Determination and Valuation**

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. The Tribunal considered the market in and around the area where the property is situated from its own general knowledge, rather than any specific knowledge of market rent levels in the area. Comparables were provided by the landlord of lettings in the adjacent semidetached house which he also owned. The Tribunal relied upon their expert knowledge and experience. The Tribunal concluded that an open market rent for 2 roomed flats in the vicinity would be in the region of £1290.00 pcm. This level of rent assumes a property in a refurbished condition.

We need to consider any deduction to reflect terms and conditions, tenant's own carpets, curtains and white goods, the lack of a modern kitchen and bathroom and the disrepair which we consider would have an adverse effect on the open market rent level. Taking these matters into account we consider that a reduction in the open market rent of 40%, or £516.00, fairly reflects these issues. This therefore reduces the open market rent to £774.00 pcm.

Next we need to consider the issue of scarcity. We were not provided with any specific evidence on this issue. However, the issue of scarcity is considered on the basis of the number of properties available to let and also considering the demand for such properties and over a really large area. Therefore, using our general, rather than any specific knowledge and experience, we consider that in the wide geographical area being the area around Greater London, there is an imbalance between supply and demand and this impacts upon rental values. Accordingly, we make a deduction of approximately 20% for scarcity. The full valuation is shown below.

Market Rent	£1290.00
Less 40% for the reasons itemised above	<u>£ 516.00</u>
	£ 774.00
Scarcity 20%	<u>£ 154.00</u>
<b>Fair rent</b>	<b>£ 620.00</b>