



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

Case Reference : CAM/00ME/F77/2020/0015
Property : Flat 3, 21, Kings Road, Windsor, SL4 2AD
Tenant : Mr D Mitchell
Landlord : Crystal White Ltd
Type of Application : Determination of rent under Rent Act 1977
Tribunal Members : Judith Lancaster Chairman
Marina Krisco FRICS Valuer Member
Date of Decision : 1 September 2020

SUMMARY STATEMENT OF REASONS

DECISION

The Tribunal determined a Fair Rent of £150.00 per week.

THE PREMISES:

Due to Covid 19, the Tribunal did not inspect the Property, but made their determination on the basis of the information provided by the parties and the Rent Officer, and information gained from internet mapping applications, and their knowledge of the local area.

The Property is a first-floor, self-contained flat in an inner terrace 3-storey Victorian house, converted into flats/studios, constructed of brick with a slate roof, rendered on the ground floor, and painted white. There appear to be double yellow lines outside the Property, although the Tenant says there is permit parking.

The accommodation consists of a bed-sitting room, off which is a kitchen, off which is a bathroom, with WC. The Landlord has provided double glazing, curtains and carpets, but no central heating. White goods and furniture belong to the Tenant.

CONDITION:

The Tribunal had no evidence that condition was unsatisfactory.

TENANT'S IMPROVEMENTS:

The Tenant has replaced the white goods and furniture originally provided, but no evidence of any other improvements of significance to rent.

LOCATION:

On a residential street of similar properties, convenient to town centre and close to Windsor Great Park.

SCARCITY:

Assessed at 10%

THE LAW APPLIED:

As attached.

OPEN MARKET RENT:

The Tribunal relied on the members' knowledge and experience of recent rents agreed for similar properties in the local area, and assessed an open market rent for a similar property, in good condition, with central heating, and white goods, at £175.00 per week.

TRIBUNAL'S CALCULATIONS:

Open market rent	£175.00 pw
Deduction for lack of central heating and white goods	<u>£8.00 pw</u> £167.00 pw
10% deduction for scarcity	£16.70 pw
	<hr/> <u>£150.30 pw</u> <hr/>

The Tribunal rounded this down to £150.00 pw.

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999:

The Maximum Fair Rent by the Tribunal's calculation is £160.00 per week. As the Tribunal's assessment is less than the Maximum Fair Rent, the Tribunal's assessment applies.

DETERMINATION:

The Tribunal therefore determined a rent of £150.00 per week.

Judge Lancaster

Important Note: This is a summary of the Tribunal's reasons for its decision. Should you require more detailed reasons, they can be supplied but only if a written request for such reasons is received by the Panel Office within 21 days from the receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.