



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

Case Reference : **MM/LON/OOAS/ F77 /2023/0204**

Property : **63A High Street , Ruislip Middlesex HA4
8JB**

Tenant : **Miss J O Beirne**

Landlord : **Mr A Moussaioff**

Type of Application : **Determination of a Fair Rent under section 70
of the Rent Act 1977**

Tribunal : **Mr R Waterhouse BSc (Hons) MA LLM
FRICS**

HMCTS Code : **Determination on papers**

Date of Decision : **5th September 2023**

Date of Statement of Reasons: **5th September 2023**

Statement of Reasons

Decision

1. The decision of the tribunal is that a fair rent of £2678.40 per quarter, is determined with an effective date of 5th September 2023.

Background

2. An application was made to re-register a fair rent, dated 2nd May 2023, by the landlord of the property. Prior to the application to re-register a fair rent, the Rent Officer had registered a rent of £2300.00 per quarter, with effect from 23rd July 2021.

3. Subsequently the Rent Officer registered a fair rent of £2365.00 per quarter with effect from 5th September 2023.

4. In an email of 3rd July 2023, the landlord objected to the rent registered and the matter was referred to the First –tier Tribunal (Property Chamber) (Residential Property).

5. Directions were issued by the Tribunal on the 13th July 2023. Thereafter, the Directions made provision for the filing with the Tribunal of the parties' respective written submissions and, in particular, for the completion of a reply form giving details of the Property and including any further comments the parties wished the Tribunal to take into account in making its determination.

The tenancy is a statutory (protected) periodic tenancy. The tenancy (not being for a fixed tenancy of 7 years or more) is subject to section 11 of the Landlord and Tenant Act 1985 which sets out the landlords statutory repairing obligations; the tenant is responsible for internal decorations.

The Property

6. The tribunal did not inspect the property, neither party requested an inspection, and an inspection was not considered proportionate. The property comprises, a self-contained flat over commercial premises full central heating three rooms, a kitchen and a bathroom/WC.

Relevant Law

7. Provisions in respect of the jurisdiction of the Tribunal and the determination of a fair rent are found in Schedule 11, Part 1, paragraph 9(1) to the Rent Act 1977, as amended by paragraph 34 of the Transfer of Tribunal Functions Order 2013, and section 70 of the Rent Act 1977.

Rent Act 1977

Schedule 11, Part 1, paragraph 9 (as amended)

“Outcome of determination of fair rent by appropriate tribunal

9.-(1) The appropriate tribunal shall-

(a) if it appears to them that the rent registered or confirmed by the rent officer is a fair rent, confirm that rent;

(b) if it does not appear to them that that rent is a fair rent, determine a fair rent for the dwelling house.”

Section 70: Determination of fair rent (as amended)

“(1) In determining, for the purposes of the Part of this Act, what rent is or would be a fair rent under a regulated tenancy of a dwelling house, regard shall be had to all the circumstances (other than personal circumstances) and in particular to-

(a) the age, character, locality and state of repair of the dwelling-house, ...

(b) if any furniture is provided for the use under the tenancy, the quantity, quality and condition of the furniture [, and

(c) any premium, or sum in the nature of a premium, which has been or may be lawfully required or received on the grant, renewal, continuance or assignment of the tenancy.]

(2) For the purposes of the determination it shall be assumed that the number of persons seeking to become tenants of similar dwelling-houses in locality on the terms (other than those relating to rent) of the regulated tenancy is not substantially greater than the number of such dwelling-houses in the locality which are available for letting on such terms.

(3) There shall be disregarded-

(a) any disrepair or other defect attributable to a failure by the tenant under the regulated tenancy or any predecessor in title of his to comply with any terms thereof;

(b) any improvement carried out, otherwise than in pursuance of the terms of the tenancy, by the tenant under the regulated tenancy or any predecessor in title of his;

(c), (d) ...[repealed]

(e) if any furniture is provided for use under the regulated tenancy, any improvement to the furniture by the tenant under the regulated tenancy or any predecessor of his or, as the case may be, any deterioration in the condition of the furniture due to any ill-treatment by the tenant, any person residing or lodging with him, or any sub-tenant of his.”

Consequently, when determining a fair rent the Tribunal, in accordance with the Rent Act 1977, section 70, has regard to all the circumstances including the age, location and state of repair of the Property. It also disregards the effect of (a) any relevant Tenant’s improvements and (b) the effect of any disrepair or defect attributed to the Tenant of any predecessor in title under the regulated tenancy, on the rental value of the Property.

In *Spath Holme Ltd v Chairman of the Greater Manchester etc. Committee* (1995) 28 HLR 107 and *Curtis v London Rent Assessment Committee* [1999] QB 92 the Court of Appeal emphasised:

(a) that ordinarily a fair rent is the market rent for the property discounted for “scarcity” (i.e. that element, if any, of the market rent, that is attributable to there being a significant shortage of similar properties in the wider locality available for letting on terms- other than as to rent- to that of the regulated tenancy) and

(b) that for the purposes of determining the market rent, assured tenancy (market rents) are usually appropriate comparables. (The rents may have to be

adjusted where necessary to reflect any differences between the comparables and the subject property).

In considering scarcity under section 70 (2), the Tribunal recognises that:

(a) there are considerable variations in the level of a scarcity in different parts of the country and that there is no general guidance or “rule of thumb” to indicate what adjustments should be made; the Tribunal, therefore, considers the case on its merits;

(b) terms relating to rents are to be excluded. A lack of demand at a particular rent is not necessarily evidence of scarcity; it may be evidence that the prospective tenants are not prepared to pay that particular rent.

Fair rents are subject to a capping procedure under the Rent Acts (Maximum Fair Rent) Order 1999 which limits increases by a formula based on the proportional increase in the Retail Price Index since last registration.

The only exception to this restriction on a fair rent is provided under paragraph 7 of the Order where a landlord carries out repairs or improvements which increase the rent by 15% or more of the previous registered rent.

Submissions

Landlord

8.Submissions from the landlord were received;

A letter dated 19th July to the tribunal from the landlord setting out the accommodation of the property and noting comparable 2-bedroom flats in the vicinity have rents ranging from £ 1295.00 to £ 1,700.00 per month. On this information the landlord through the letter proposed a fair rent of “closer to £960.00 per month (£2880.00 per quarter).

A completed reply form, noting the accommodation, and that the central heating was supplied by the tenant, with double glazing, carpets and curtains and white goods not present.

Lastly there is a document that lists comparable properties to rent, within half a mile of the postcode. It is undated but shows rents ranging from £1295 to £ £2400.00 per month.

Tenant

9. Submissions were received from the tenant;

A letter dated 6th August 2023, noting “as a long-standing reliable tenant who has never defaulted on a rental payment, I would like you to take into consideration that the flat does not benefit from any major refurbishments. It still has its original kitchen, bathroom and draughty single glaxed windows. The exterior also is in need of some repairs.”

A completed Reply Form, undated. It notes the accommodation, that there is no double glazing, central heating is provided by the tenant, with carpets and curtains and white goods supplied by the tenant. There is additionally noted the presence of a small outside space.

The Determination

10. The property was not inspected. The determination was carried out on the papers.

Reasons for Decision

11. The rent to be determined must reflect the condition found on the date of the hearing disregarding all tenants' improvements.

12. The process for determining a fair rent is the application of Rent Act 1977 section 70 on the subject property and then comparison with the maximum rent permitted under the Maximum Fair Rent Order 1999. This means that comparison with other properties the subject of Fair Rent is not material.

13. Initially 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. Considering evidence submitted and the Tribunal acting in its capacity as an expert tribunal and using its general knowledge of market levels in the area, concluded that the rent was £1550.00 per month if let on a contemporary assured shorthold basis.

14. The Property is not in the condition considered usual for a modern letting at a market rent, therefore, it is necessary to adjust the above hypothetical rent, a deduction of 20% is made. In addition, the Tribunal determined that there should be a further deduction of 10% to reflect the fact the terms and conditions and goods supplied under the tenancy would differ from those of a contemporary assured shorthold tenancy, from which the rental comparables are derived. Thereafter the Tribunal considered the question of scarcity in section 70 (2) of the Rent Act 1977. A figure of 20% was adopted.

The calculation

15. The rent of £1550.00 per month is on the basis of an assured shorthold tenancy where the tenant would not be responsible for the service charge.

Prior therefore to any adjustments for condition, tenancy terms and scarcity a deduction of the service charge is made. No service charges noted so no deduction made.

16. The rent prior to adjustment for condition, terms and scarcity, is £1550.00 per month.

£1550.00 per month

Less 20% condition (no ch / poor bathroom/poor kitchen, poor electrics)

Less £310.00 per month

£1240.00 per month

Less 10% for terms and supplied goods inc white goods

£124.00 per month

£1116.00 per month

Less 20% for scarcity.

£223.20 per month

17. The rent after this final adjustment was £892.80 per month, equivalent to £2678.40 per quarter.

Rent Acts (Maximum Fair Rent) Order 1999

18. The rent to be registered is not limited by the Rent Acts (Maximum Fair Rent Order) 1999. The rent calculated in accordance with the Order is £2932.50 per quarter. This figure is lower than the figure calculated by reference to the market rent with adjustments, of £2678.40 per quarter.

19. Accordingly, the sum of £2678.40 per quarter with effect from 5th September 2023, being the date of the Tribunal’s decision.

Valuer Chair: Richard Waterhouse FRICS

Decision Date: 5th September 2023

Extended reasons: 5th September 2023

Appeal to the Upper Tribunal

A person wishing to appeal this decision to the Upper Tribunal (Property Chamber) on a point of law must seek permission to do so by making a written application to the First-tier Tribunal at the Regional Office which has been dealing with the case which application must:

- a. be received by the said office within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
- b. identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.

If the application is not received within the 28 –day time limit, it must include a request for an extension of time and the reason for it not complying with the 28- day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.

