



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

Case Reference : **LON/00AN/F77/2023/0185**

Property : **Ground Floor Flat, 133 Goldhawk Road,
London, W12 8EN**

Tenant : **Mr C Payne**

Landlord : **Greatglen Estates Ltd**

Date of Objection : **4 May 2023**

Type of Application : **Section 70, Rent Act 1977**

Tribunal : **Mr A Harris LLM FRICS FCI Arb
Mr C Piarroux JP**

**Date of Summary
Reasons** : **20 October 2023**

DECISION

The sum of £812 per calendar month will be registered as the fair rent with effect from 20 October 2023, being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Tenant to the determination of a fair rent by the Rent Officer, the Tribunal has made a determination under the provisions of the Rent Act 1977.

Inspection

2. The Tribunal attended to carry out an inspection of the property during the morning of 20 October 2023 but was not able to gain access. The Tribunal considered this case on the basis of the papers provided by the parties.

Evidence

3. The Tribunal has considered the written submissions provided by the Tenant. There were no written submissions from the Landlord.

Determination and Valuation

4. Having considered the comparable evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in the condition and with the amenities the market would expect would be in the region of £1450 per calendar month. From this level of rent we have made adjustments in relation to:
 - a. Single glazing on a noisy road
 - b. Lack of central heating
 - c. disrepair

The Tribunal has also made an adjustment for scarcity.

The full valuation is shown below:

S70 rent		PCM
Market rent		£ 1,450.00
less condition & terms	30%	<u>-£ 435.00</u>
adjusted rent		£ 1,015.00
less scarcity off adj rent	20%	<u>-£ 203.00</u>
Fair rent		£ 812.00

5. The Tribunal determines a rent of £812.00 per calendar month.

Decision

6. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £812.00 per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1079.00 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £812.00 per calendar month is to be registered as the fair rent of this property.

Chairman: A Harris

Date: 20 October 2023

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any subsequent application for permission to appeal should be made on Form RP PTA