



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

**Case Reference** : **LON/00AY/F77/2023/0186**

**Property** : **Flat 6 Crownstone Court, Crownstone  
Road, London SW2 1LS**

**Tenant** : **Mr W Bryant**

**Landlord** : **Gosberg Company Limited**

**Date of Objection** : **19 May 2023**

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

**Tribunal** : **Judge P Korn  
Mr S Johnson MRICS**

**Date of Summary  
Reasons** : **16 November 2023**

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**DECISION**

**The sum of £825.50 per calendar month will be registered as the fair rent with effect from 16 November 2023, being the date on which the Tribunal made the Decision.**

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## 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 carried out an inspection of the Property on 16 November 2023.

### Evidence

3. The Tribunal has considered the brief written submissions provided by the Tenant and the more detailed oral submissions made by the Tenant at the hearing. There were no written submissions from the Landlord and the Landlord did not attend the hearing. Neither party provided its own comparable evidence.

### Determination and Valuation

4. Having considered the comparable evidence sourced by us, which we put to the Tenant at the hearing to enable him to comment, and also with the benefit of our own general knowledge of rental values in the area as an expert Tribunal, our view is that the open market rent for the Property would be in the region of £2,000 per calendar month if it was in good condition. From this level of rent we have made adjustments to reflect the actual condition of the Property and other relevant factors.

To reflect the poor condition of the windows and doors (including the front door), the lack of a modern kitchen and bathroom, the electrics and the fact that there is only one radiator we have made a deduction of 25%.

To reflect the fact that the Landlord has not supplied white goods, carpets, curtains or furniture and the fact that the Tenant has internal decorating obligations we have deducted a further 15%.

5. The Tribunal has also made a 20% deduction for scarcity.

6. The full valuation is shown below:

|  |                              |
|--|------------------------------|
| Market Rent  | per calendar month<br>£2,000 |
| <i>Less</i><br>Deduction of 25% to reflect poor condition                  | £500                         |
| <b>NEW SUB-TOTAL</b>   | <hr/> £1,500                 |
| <i>Less</i><br>Further deduction of 15% to reflect lack of white goods etc | £225                         |

|  |               |
|--|---------------|
| NEW SUB-TOTAL                          | <u>£1,275</u> |
| <i>Less</i><br>Scarcity at approx. 20% | £255          |
| TOTAL                                  | <u>£1,020</u> |

7. Therefore the uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,020 per calendar month. However, the Property qualifies for capping, and the capped rent for the Property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £825.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £825.50 per calendar month is to be registered as the fair rent for the Property.

**Chairman: Judge P Korn**

**Date: 16 November 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