



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

Case Reference : **LON/00AW/F77/2023/0313**

Property : **28 Hasker Street, London, SW3 2LQ**

Tenant : **W D Coupland**

Landlord : **Northumberland & Durham Property**

Date of Objection : **Landlord Objection (12.09.23)**

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

Tribunal : **Tribunal Judge MacQueen
Tribunal Member Ridgeway, MRICS**

**Date of Summary
Reasons** : **18 January 2024**

DECISION

The sum of £6 300.00 per quarter will be registered as the fair rent with effect from 18 January 2024, being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Landlord 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 did not inspect the property but considered this case on the basis of the papers.

Evidence

3. There were no written submissions from the parties. The Tribunal considered the documents that had been sent by the Valuation Office Agency.

Determination and Valuation

4. This is a terraced house with full central heating, which was installed by the Tenant. The accommodation is comprised of:

Basement: a kitchen – diner and a shower room / w.c.
(made open plan by the tenant)

Ground : 2 rooms

1st Floor: 1 room and a bathroom / w.c.

2nd Floor: Loft storage.

The property is let under a Full Repairing Lease, and the tenant is responsible for all repairs and decoration.

5. Having consideration of 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 to be in the region of £11,700 per quarter.
6. This hypothetical rent is adjusted as necessary to allow for the differences between the terms and conditions considered usual for such a letting in today's market and the condition of the actual property at the date of the determination under the Rent Act 1977. Any rental benefit derived from Tenant's improvements is disregarded. A deduction of 50% was made to reflect the nature of the lease.

7. A further deduction for Scarcity of 20% was then made to reach a uncapped Fair Rent for the purposes of section 70 giving a final uncapped rent of £6,300 per quarter.

Decision

8. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £7,638 per quarter. The calculation of the capped rent is shown on the decision form. In this case, the lower rent of £6,300 per quarter is to be registered as the fair rent for this property.

Chairman: Tribunal Judge MacQueen

Date: 18 January 2024

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