



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

Case Reference : **LON/00BD/F77/2023/0253**

Property : **6 North Avenue, Kew, Richmond,
Surrey TW9 3LZ**

Tenant : **Gillian Pritchard**

Landlord : **Bristow & Darlington Investments Ltd**

Date of Objection : **17th June 2023**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **31st October 2023**

DECISION

The sum of £884 per calendar month will be registered as the fair rent with effect from 31st 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 did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Landlord. There were no written submissions from the tenant.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Richmond area, we consider that the open market rent for the property in its current condition would be in the region of £1,700 per calendar month. From this level of rent we have made adjustments in relation to:

Unmodernised kitchen, terms of tenancy, no white goods, no carpets or curtains. No double glazing.

5. The Tribunal has also made an adjustment for scarcity at 20%: £221

6. The full valuation is shown below:

Market Rent		per calendar month £1,700
<i>Less</i>		
List any deductions)	
) approx. 35%	
)	
		<u>£595</u>
		£1,105
<i>Less</i>		
Scarcity	approx. 20%	<u>221</u>
		£884

7. **The Tribunal determines a rent of £884 per calendar month**

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £884 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 £1,004 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £884 per calendar month is to be registered as the fair rent or this property.

Chairman: Duncan Jagger MRICS Date: 31st 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