



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

**Case Reference** : **LON/00AX/F77/2023/0290**

**Property** : **172 High Street, New Malden, Surrey KT3  
4ES**

**Tenant** : **Mr S R Anderson**

**Landlord** : **Bradford Property Trust Ltd**

**Date of Objection** : **8th August 2023**

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

**Tribunal** : **Mr D Jagger MRICS**

**Date of Summary  
Reasons** : **29 November 2023**

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**DECISION**

**The sum of £1,008 per calendar month will be registered as the fair rent with effect from 29 November 2023, being the date, the Tribunal made the Decision.**

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**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 considered the matter on the papers and did not inspect the property.

## Evidence

3. The Tribunal receive a written submission from the Tenant in this matter.

## Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the New Malden area, we consider that the open market rent for the property in its current condition would be in the region of £1,800 per calendar month. From this level of rent we have made adjustments in relation to:

Terms of tenancy, no white goods, no carpets or curtains, dated kitchen fittings and general dilapidations which equates to approximately 30%

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

6. The full valuation is shown below:

Market Rent		£1,800 pm
<i>Less</i>	approx. 30%	£540
		<u>£1,260</u>
<i>Less</i>		
Scarcity	approx. 20%	<u>252</u>
		£1,008

## Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,008 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 £1,185 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1,008 per calendar month is to be registered as the fair rent or this property.

**The Tribunal determines a rent of £1,008 per calendar week**

**Chairman: Duncan Jagger MRICS      Date: 29 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