



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

Case Reference : **LON/00BF/F77/2023/0320**

Property : **7 Ovington Street, London SW3 2JA**

Tenant : **Mrs S J Malim**

Landlord : **Northumberland & Durham Property Trust Ltd**

Representative : **Grainger plc**

Date of Objection : **12 September 2023**

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

Tribunal : **Judge D Brandler
Mr A Parkinson MRICS**

**Date of Summary
Reasons** : **11 December 2023**

DECISION

The sum of £6,400 per quarter will be registered as the fair rent with effect from 11 December 2023, 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 provided by the parties.

Evidence

3. There were no written submissions from either party.

Determination and Valuation

4. In the absence of any comparable evidence proved by the parties and having consideration for our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its current condition would be in the region of £15,000 per quarter. From this level of rent we have made adjustments in relation to:

The tenants repairing and insuring obligations

5. The Tribunal has also made an adjustment for scarcity.

6. The full valuation is shown below:

Market Rent		per quarter £15,000
<i>Less</i>		
To reflect the tenants repairing and insuring obligations Approx. 46%		<u>£7,000</u> £8,000
<i>Less</i>		
Scarcity	approx. 20%	<u>£1,600</u> £6,400

7. The Tribunal determines a rent of £6,400 per quarter and this equates to £2,133.33 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £15,000 per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £7,716 per quarter. The calculation of the capped rent is shown on the decision form.

In this case the lower rent of £6,400 per quarter is to be registered as the fair rent of this property.

Chairman: Judge Brandler Date: 11 December 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