



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

Case Reference : **LON/00AY/F77/2023/0377**

Property : **Flat 5, 12A Delcourt Mansions, 33,
Rosendale Road, London SE21 8DU**

Tenant : **Mr. N.T. White**

Landlord : **Fairdale Property Trading Ltd.**

Type of Application : **Assessment of Fair Rent**

Date of Application : **24 October 2023**

Tribunal Members : **Tribunal Judge S.J. Walker
Tribunal Member Mrs. A. Flynn MA
MRICS**

**Date of Summary
Reasons** : **2 February 2024**

DECISION

The sum of £920 per calendar month (including £21.48 per calendar month for services) will be registered as the fair rent with effect from 1 February 2024, being the date the Tribunal made the decision.

SUMMARY REASONS

Background

1. Following an objection by the landlord dated 24 October 2023 to the Rent Officer's valuation of the fair rent of the above property at £900 with effect from 27 September 2023, the Tribunal has made a determination. The landlord had served a notice proposing a new rent of £942 per calendar month in place of the existing rent of £784.50 per calendar month. The tenancy commenced at some time in 1969. A tenancy agreement was not included in the papers.

Inspection

2. The Tribunal carried out an inspection of the property on 1 February 2024.

Evidence

3. The Tribunal has considered the written submissions provided by both the landlord and the tenant. Neither party provided its own comparable evidence.

Determination and Valuation

4. Having considered our own knowledge of rental values in the area as an expert Tribunal, and bearing in mind that the property has only two bedrooms and a small boxroom, our view is that the open market rent for the property would be £1,975 per calendar month if it was in good condition.
5. To reflect the fact that the landlord has not supplied the kitchen and bathroom fixtures and fittings we have deducted 15%
6. To reflect the poor condition of the glazing we have deducted 5%
7. 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 10%
8. To reflect the poor condition of the common areas we have deducted 5%
9. To reflect the many snagging items at the property following the provision of central heating by the landlord and the awkward layout of the property we have deducted 7.5%
10. This makes a total deduction of 42.5%
11. The Tribunal has also made a 20% deduction for scarcity.
12. The full valuation is shown below

Market Rent	per calendar month £1,975
<i>Less</i>	
Deductions as set out above of 42.5%	£839.38
Sub-total	£1,135.62
<i>Less</i>	
Scarcity of approx. 20%	£227.12
Total	£908.50

Name: Tribunal Judge S.J.
Walker

Date: 2 February 2024

ANNEX - RIGHTS OF APPEAL

- The Tribunal is required to set out rights of appeal against its decisions by virtue of the rule 36 (2)(c) of the Tribunal Procedure (First-tier Tribunal)(Property Chamber) Rules 2013 and these are set out below.
- If a party wishes to appeal against this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the First-tier Tribunal at the Regional office which has been dealing with the case.
- The application for permission to appeal must arrive at the Regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.
- If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.
- The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal, and state the result the party making the application is seeking.