



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

Case Reference : **LON/00BK/F77/2023/0407**

Property : **8, Trevor Square, London SW7 1DT.**

Tenant : **Mrs. S.J. Grootenhuis**

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

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

Date of Application : **16 November 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 £11,550 per quarter 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 16 November 2023 to the Rent Officer's valuation of the fair rent of the above property at £11,160 per quarter with effect from 26 November 2023, the Tribunal has made a determination. The landlord had served a notice proposing a new rent of £13,080 per calendar month in place of the existing rent of £10,900 per quarter. The tenancy commenced on 24 June 1976. 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, our view is that the open market rent for the property would be £27,500 per quarter if it was in good condition.
5. To reflect the fact that the kitchen is unmodernised we have deducted 10%
6. To reflect the fact that the bathrooms are unmodernised we have deducted 10%
7. To reflect the age of the central heating and the fact that parts are not working we have deducted 5%
8. To reflect the need for repairs to substantial cracking caused by subsidence and the general condition of the property we have deducted 7.5%
9. To reflect the fact that the electricity provision is poor (there are inadequate sockets and some of the wiring is very old) we have deducted 5%
10. 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%
11. This makes a total deduction of 47.5%
12. The Tribunal has also made a 20% deduction for scarcity.
13. The full valuation is shown below

Market Rent	per quarter £27,500
<i>Less</i>	
Deductions as set out above of 47.5%	£13,062.50
Sub-total	£14,437.50
<i>Less</i>	
Scarcity of approx. 20%	£2,887.50
Total	£11,550

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.