



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

Case Reference : **LON/00AW/F77/2023/0406**

Property : **62 Radnor Walk London s.w.3.4bn**

Tenant : **Mrs N Chaplin**

Landlord : **Northumberland and Durham
Property Trust ltd**

Date of Objection : **15th November 2023**

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

Tribunal : **J A Naylor FRICS**

**Date of Summary
Reasons** : **5th February 2024
2023**

DECISION

The sum of £10,617.00 per quarter will be registered as the fair rent with effect from 5th February 2024 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. 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 the parties.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property would be in the region of £25,500.00 per Quarter. From this level of rent we have made adjustments in relation to:

The lack of white goods provided by the Landlord
The tenants liability for floor coverings
The tenants decorating and repairing liability
The fact that the central heating is a tenants improvement.
The general level of modernisation / repair
The unmodernised condition of the kitchen
The unmodernised condition of the bathroom

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

6. The full valuation is shown below:

Market Rent	£25,500.00 PQ
<i>Less adjustments for</i>	

The lack of white goods provided by the Landlord
The tenants liability for floor coverings
The tenants decorating and repairing liability
The fact that the central heating is a tenants improvement.
The general level of modernisation / repair
The unmodernised condition of the kitchen
The unmodernised condition of the bathroom

approx.47.00%

£11,985.00
£13,515.00

Balance brought forward		£13,515.00
<i>Less</i>		
Scarcity	approx. 20%	<u>£ 2,703.00</u>
		£10,812.00

7. The Tribunal determines a rent of £10,812.00 per Quarter

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £10,812.00 per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £10,617.00 per quarter. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £10,617.00 per quarter is to be registered as the fair rent of this property.

Chairman: J A Naylor FRICS

Date: 5th February 2024

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