



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

Case Reference : **LON/00BK/F77/2023/0414**

Property : **Flat 33 Burleigh Mansions, 20
Charing Cross Road, WC24AX**

Tenant : **Ms J Church**

Landlord : **Gascoyne Holdings Ltd**

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

Tribunal : **Judge Shepherd and Sarah Phillips
MRICS**

**Date of Summary
Reasons** : **13th February 2024**

DECISION

The sum of £13498.50 per annum will be registered as the fair rent with effect from 6th 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. The Tribunal did not carry out an inspection.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant and landlord.

Determination and Valuation

4. Having consideration of the comparable evidence provided by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £26,000.00 per annum. From this level of rent we have made adjustments in relation to:

- The tenant's repair liability under the tenancy agreement;
- No white goods provided within the tenancy;
- No floor covering / curtains being provided within the tenancy;
- Unmodernised kitchen;
- No central heating.

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

6. The full valuation is shown below:

Market Rent £26,000.00 per annum

Less

The tenant's repair liability under the tenancy agreement (5%);

No white goods provided within the tenancy (5%);

No floor covering / curtains being provided within the tenancy (5%);

Unmodernised kitchen (5%);

No central heating (5%).

£6,500.00

Equals

£19,500.00 per annum

Less

Scarcity approx. 20%

£3,900.00

Equals

£15,600.00 per annum

Plus services

£1,918.72

Total Amended Rent

£17,518.72 per annum

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £ 17,518.72 per annum. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £13,948.50. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £13,948.50 is to be registered as the fair rent or this property.

Chairman: Judge Shepherd

13th 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA