



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

Case Reference : **LON/00AT/F77/2023/0349**

Property : **GFF 29 Grove Park Road, London W4
3RU**

Tenant : **Ms Isabelle Marks**

Landlord : **DAP Properties c/o Mr B Paris**

Date of Objection : **2nd October 2023**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **12th February 2024**

DECISION

The sum of **£640** per calendar month will be registered as the fair rent with effect from **12th 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.

Evidence

2. The Tribunal has consideration of the written submissions from both parties which included photographs, comparable evidence from the Landlord together with the Rent Officers calculations and Rent Registers.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Greenwich area together with the Landlords comparable evidence, we consider that the open market rent for the property in its current condition would be in the region of **£1,600** per calendar month. From this level of rent we have made adjustments in relation to:

Terms of tenancy, no white goods, no carpets or curtains, dated kitchen and bathroom fittings, no central heating which equates to approximately **50%**

5. The Tribunal has also made an adjustment for scarcity at **20%**

6. The full valuation is shown below:

Market Rent		£1,600 pm
<i>Less</i>	approx. 50%	£800
	<i>Leaves</i>	<u>£800</u>
<i>Less</i> Scarcity	approx. 20%	<u>£160</u>

Leaves

£640 pm

7. The Tribunal determines a rent of £640 per calendar month

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£640** per calendar month. This is the first registration and therefore the rent is not subject to the capping calculation. The rent to be registered is £640 per month as the fair rent for this property effect from 12th February 2024 being the date the Tribunal made the Decision.

Chairman: Duncan Jagger MRICS Date: 12th 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