



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

Case Reference : **LON/00BD/F77/2023/0386**

Property : **417A Chertsey Road, Twickenham,
Middlesex, TW2 6LS**

Tenant : **Mr J Slade**

Landlord : **Grainger Bradley Ltd**

Date of Objection : **11 October 2023**

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

Tribunal : **Mr A Harris LLM FRICS FCIArb**

**Date of Summary
Reasons** : **31 January 2024**

DECISION

The sum of £840 per calendar month will be registered as the fair rent with effect from 31 January 2024, being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Landlord 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 inspect the property but considered this case on the basis of the papers.

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 in the condition and with the amenities the market would expect would be in the region of £1500 per calendar month. From this level of rent we have made adjustments in relation to:

No central heating carpets curtains or white goods

The Tribunal has also made an adjustment for scarcity.

6. The full valuation is shown below:

Fair rent			
		PCM	
Market rent		£	1,500.00
less condition & terms	30%	-£	450.00
adjusted rent		£	1,050.00
less scarcity off adj rent	20%	-£	210.00
Fair rent		£	840.00

7. The Tribunal determines a rent of £840.00 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £840.00 per calendar month. The capped rent for

the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1020 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £840.00 per calendar month is to be registered as the fair rent or this property.

Chairman: A Harris

Date: 31 January 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