



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

Case Reference : **MAM/LON/00BK/F77/2024/0006**

Property : **12 Charing Cross Mansions, 26
Charing Cross Road, London, WC2H
0DG**

Tenant : **Mr W Ingrey**

Landlord : **Gascoyne Holdings Ltd**

Date of Objection : **17 November 2023**

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

Tribunal : **Mr A Harris LLM FRICS FCI Arb**

**Date of Summary
Reasons** : **13 March 2024**

DECISION

The sum of £16478.00 per calendar annum will be registered as the fair rent with effect from 13 March 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 £3400.00 per calendar month (£40,800.00 pa). From this level of rent we have made adjustments in relation to:

The lack of central heating and modernisation

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

6. The full valuation is shown below:

Fair rent			
		PA	
Market rent		£	40,800.00
less condition & terms	45%	-£	18,360.00
adjusted rent		£	22,440.00
less scarcity off adj rent	20%	-£	4,488.00
Fair rent		£	17,952.00

7. The Tribunal determines a s70 market rent of £17952.00 per year and this equates to £1496.00 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £17952.00 per year. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £16478.00 per year. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £16478.00 per year is to be registered as the fair rent or this property.

Chairman: A Harris

Date: 13 March 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