



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

Case Reference : **LON/00AU/F77/2024/0009**

Property : **Flat 6 Grosvenor Court, 23 Irving Road, London W14 0JU**

Tenant : **Mr E Mollooy**

Landlord : **Northumberland & Durham Property Trust Ltd**

Date of Objection : **5 December 2023**

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

Tribunal : **Mr D Jagger MRICS
Mr A Ring**

Date of Summary Reasons : **19 March 2024**

DECISION

The sum of £970.23 per calendar month will be registered as the fair rent with effect from 19 March 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 and Hearing

2. A hearing took place at 9.30am on the 19 March 2024 attended by the tenant's son Mr Molloy. An inspection of the property took place on the 19 March 2024 following the hearing in the presence of the tenant.

Evidence

3. The Tribunal received a completed Reply Form from the tenant and not written submissions from the landlord

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Shepherd's Bush area, we consider that the open market rent for the property in its current condition would be in the region of £1,700 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, defective windows, no central heating which equates to approximately 30%

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

6. The full valuation is shown below:

Market Rent		£1700	pw
<i>Less</i>	approx. 30%	£510	
		£1,190	
<i>Less</i>			
Scarcity	approx. 20%	<u>238</u>	
		£952.00	

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £970.23 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 £1041.00 per calendar month. The calculation of the capped rent is shown on the decision form.

8. In this case therefore the lower rent of £970.23 per calendar month is to be registered as the fair rent of this property.

Chairman: Duncan Jagger MRICS Date: 19 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