



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

**Case Reference** : **MAM/LON/00AW/F77/2023/0241**

**Property** : **First and Second Floor Flat, 45 Ifield Road, London, SW10 9AX**

**Tenant** : **Mrs Rubie Murphy**

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

**Representative** : **Grainger PLC**

**Date of Objection** : **18 July 2023**

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

**Tribunal** : **Mr O Dowty MRICS**

**Date of Summary Reasons** : **4 April 2024**

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**DECISION**

**The sum of £295.50 per week will be registered as the fair rent with effect from 2 April 2024, being the date the Tribunal made the Decision.**

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## 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 provided.

### 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 good tenable condition would be in the region of £600 per week. From this level of rent we have made adjustments in relation to:

- The lease terms of the tenancy being less attractive to a potential tenant than those which are generally expected in the market
- The Tenant's provision of white goods, floor coverings, curtains and other similar furnishings
- The property's windows being single glazed
- The kitchen being dated

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

6. The full valuation is shown below:

Property: First and Second Floor Flat, 45 Ifield Road, London, SW10 9AX				
Fair rent calculation in accordance with s(70) Rent Act 1977				
Market Rent			£600	per week
<b>Disregards</b>			<b>Deduction per week</b>	<b>as % of weekly rent</b>
Lease terms			£45.00	7.5%
White goods, carpets, curtains, etc			£30.00	5.00%
Single Glazing			£30.00	5.00%
Dated kitchen			£15.00	2.50%
		<b>Total deductions</b>	<b>£120.00</b>	<b>20.00%</b>
		<b>Market rent less deductions</b>	<b>£480.00</b>	<b>per week</b>
		<b>Market rent less deductions &amp; £7.46 per week services</b>	<b>£472.54</b>	
Less Scarcity	20.00%	of Market rent less deductions and service	£94.51	
		<b>Adjusted market rent less £7.46 per week services</b>	<b>£378.03</b>	
		<b>Adjusted Market Rent including £7.46 per week services</b>	<b>£385.49</b>	<b>per week</b>
		<b>SAY</b>	<b>£385</b>	<b>Per week Uncapped rent</b>

7. The Tribunal determines a rent of £385 per week and this equates to approximately £1,668 per calendar month.

**Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £385 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £295.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £295.50 per week is to be registered as the fair rent for this property.

**Chairman: Mr O Dowty MRICS**

**Date: 4 April 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