



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

**Case Reference** : **MAM/LON/00AW/F77/2023/0362**

**Property** : **32 First Street, London, SW3 2LD**

**Tenant** : **Mr J W & Mrs M L Power**

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

**Date of Objection** : **27 July 2023**

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

**Tribunal** : **Mr Charles Norman FRICS**

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

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**DECISION**

**The sum of £5280 per quarter will be registered as the fair rent with effect from 4 February 2024, being the date the Tribunal made the Decision.**

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## 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

2. The Tribunal did not inspect the property but considered this case on the basis of the papers provided from the rent officer.

### Evidence

3. There were no written submissions from the parties.

### Determination and Valuation

4. Having considered our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its current condition would be in the region of 4000 per calendar month. From this level of rent we have made adjustments in relation to:

Tenant's improvements:

Central heating

Creation of kitchen/diner and fitted kitchen.

New bathroom

Tenant's white goods carpets and curtains

Tenant's greater repairing obligations compared with an AST.

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

6. The full valuation is shown below:

Market Rent		per calendar month	£4000
<i>Less</i>			
Deductions for the matters above	)		
	)	approx. 45%	
	)		
			<u>£1800</u>
			£2200
<i>Less</i>			
Scarcity	approx. 20%		<u>440</u>
			£1760

7. The Tribunal determines a rent of £1760 per calendar month and this equates to £5280 per quarter.

**Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £5280 per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £6262 per quarter. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £5280 per quarter is to be registered as the fair rent for this property.

**Chairman: Mr Charles Norman FRICS    Date: 4 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