



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

Case Reference : **TR/LON/00AT/F77/2024/0050**

Property : **76B Thornton Avenue, London, W4
1QQ**

Tenant : **Ms Georgina Taylor**

Landlord : **Thornton Avenue Properties Ltd**

Date of Objection : **2 October 2023**

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

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

**Date of Summary
Reasons** : **16 April 2024**

DECISION

The sum of £560.00 per calendar month will be registered as the fair rent with effect from 16 April 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 provided by the parties.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Landlord.

Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and 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 £2000.00 per calendar month. From this level of rent we have made adjustments in relation to:

Internal and external disrepair
No central heating
Dated kitchen and bathroom
Lack of power sockets

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

6. The full valuation is shown below:

Fair rent			
		PCM	
Market rent		£	2,000.00
less condition & terms	65%	-£	<u>1,300.00</u>
adjusted rent		£	700.00
less scarcity off adj rent	20%	-£	<u>140.00</u>
Fair rent		£	560.00

7. The Tribunal determines a s70 rent of £560.00 per calendar month.

Decision

8. As this is a first registration of the rent the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply. The s70 rent of £560.00 per calendar month is to be registered as the fair rent of this property.

Chairman: A Harris

Date: 16 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 subsequent application for permission to appeal should be made on Form RP PTA