



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

Case Reference : **TR/LON/00AW/F77/2024/0053**

Property : **Flat 4, 12 Colville Terrace, London,
W11 2BE**

Tenant : **Mr H Vaz**

Landlord : **Transomas Investments Limited**

Date of Objection : **2 January 2024**

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

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

**Date of Summary
Reasons** : **8 April 2024**

DECISION

The sum of £305.00 per week will be registered as the fair rent with effect from 8 April 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

2. The Tribunal has carried out an inspection of the property on 8 April 2024. The tribunal noted the poor condition of the windows, the dated bathroom and kitchen and the shabby appearance of the common parts.

Evidence

3. The Tribunal has considered the written submissions provided by the Tenant.

Determination and Valuation

4. In the absence of comparable evidence provided by the parties the tribunal relied on our own expert, general knowledge of rental values in the area and considers 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 £970.00 per week. From this level of rent we have made adjustments in relation to:

The poor condition of the windows, dated kitchen and bathroom and the vegetation growth obstructing the windows

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

6. The full valuation is shown below:

| Fair rent | | PW | |
|----------------------------|-----|----|--------|
| Market rent | | £ | 970.00 |
| less condition & terms | 40% | -£ | 388.00 |
| adjusted rent | | £ | 582.00 |
| less scarcity off adj rent | 20% | -£ | 116.40 |
| Fair rent | | £ | 465.60 |

7. The Tribunal determines a s70 rent of £465.00 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £465.00 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £305.00 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £305.00 per week is to be registered as the fair rent of this property.

Chairman: A Harris

Date: 8 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