



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

Case Reference : **LON/00AN/F77/2024/0040**

Property : **35 Disbrowe Road London W6 8QG**

Tenant : **Miss Deborah Charlesworth**

Landlord : **BDT(Bradford Property Trust Ltd)**

Date of Objection : **13th July 2023**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **15th May 2024**

DECISION

The sum of £200 per calendar week will be registered as the fair rent with effect from 15 May 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 and relied on the information provided by the Rent Officer together with Google Street Maps and its expert knowledge.

Evidence

3.. The Tribunal had copies of the Valuation Office Agency correspondence including the rent registers effective **21st July 2021** and **21st July 2023** together with the calculations for the most recent registration.

The parties provided information in connection with the property and the Tenant completed the Reply Form. The Landlord provided comparable evidence of rental values for four flats achieved in the same building.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Tooting area, we consider that the open market rent for the property in its current condition would be in the region of **£553.80** per week.(£2,400 per month) From this level of rent we have made adjustments in relation to the terms of the tenancy. which equates to approximately **50%**

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

6. The full valuation is shown below:

Market Rent		£553.80	pw
Less (as above)	approx. 50%	£276.90	
		<i>Leaves:</i>	£276.90
Less Scarcity	approx. 20%	£55.38	
		<i>Leaves:</i>	£221.52 pw

7. **The Tribunal determines a rent of £200 per calendar week**

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£221.52** per calendar week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£200** per calendar week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£200** per calendar week is to be registered as the fair rent for this property.

Chairman: Duncan Jagger MRICS Date: 15 May 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