



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

Case Reference : **GB/LON/00AW/F77/2024/0124**

Property : **6 Oakley Gardens, London, SW3 5QG**

Tenant : **Mr & Mrs M G Blake**

Landlord : **Cadogan Estates Ltd**

Date of Objection : **17 January 2024**

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

Tribunal : **Mr O Dowty MRICS**

**Date of Summary
Reasons** : **20 May 2024**

DECISION

The sum of £8,871 per quarter will be registered as the fair rent with effect from 14 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 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 Tenant and the Landlord.

Determination and Valuation

4. Having consideration of the evidence provided 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 good tenable condition would be in the region of £29,250 per quarter (equivalent to £9,750 per calendar month or £2,250 per week). From this level of rent we have made adjustments in relation to:

- The tenant's fully repairing and insuring (FRI) lease terms at the property
- The condition of the property when first let, and the works of improvement carried out by the tenant since then

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

6. The full valuation is shown below:

Property: 6 Oakley Gardens, London, SW3 5QG							
Fair rent calculation in accordance with s(70) Rent Act 1977							
Market Rent				£29,250	per quarter		
Disregards				Deduction per quarter	as % of quarterly rent		
FRI Lease Terms				£5,850.00		20.00%	
Condition and Works Conducted by Tenant				£11,700.00		40.00%	
			Total deductions	£17,550.00		60.00%	
			Market rent less deductions	£11,700.00	per quarter		
Less Scarcity	20.00%	of Market rent less deductions		£2,340.00			
Adjusted Market Rent				£9,360.00	per quarter		Uncapped rent

7. The Tribunal determines a rent of £9,360 per quarter and this equates to £3,120 per calendar month or £720 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £9,360 per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £8,871 per quarter. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £8,871 per quarter is to be registered as the fair rent for this property.

Chairman: Mr O Dowty MRICS Date: 20 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA