



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

Case Reference : **LON/00AG/F77/2024/0196**

Property : **Upper Maisonette, 34 Frederick Street, London, WC1X 0ND**

Tenant : **Mr Neuschul, Mr Luke and Mr Nouwens**

Landlord : **The Riverside Group**

Date of Objection : **26 March 2024**

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

Tribunal Member : **Mrs E Ratcliff**

Date of Summary Reasons : **27 August 2024**

DECISION

The sum of £196 per calendar week will be registered as the fair rent with effect from 27 August 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 did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. There were no written submissions from the parties following Directions issued on 11 June 2024. The Tribunal has considered of the documentation forwarded by the Rent Officer on 26 March 2024.

Determination and Valuation

4. On consideration of the evidence forwarded by the Rent Officer and the Tribunal's own expert knowledge of rental values in the area, the Tribunal agrees with the Rent Officer and considers that the open market rent for the property in a satisfactory condition would be in the region of £500 per calendar week. From this level of rent, the Tribunal has made adjustments in relation to the Tenant's internal decoration liability and Tenant's provision of white goods, floor coverings and curtains.

5. The Tribunal has also made an adjustment for scarcity using their own general knowledge and experience. The Tribunal considers that in the wider geographical area there is an imbalance of supply and demand impacting on rental values and has, therefore, made a reduction of 20% for scarcity.

6. The full valuation is shown below:

| | | | |
|---|---------------|-------------------|-------------|
| Market Rent | | per calendar week | £500 |
| <i>Less</i> | | | |
| Tenant's internal decoration liability |) | | |
| Floor coverings, curtains and white goods |) approx. 20% | | <u>£100</u> |
| | | | £400 |
| <i>Less</i> | | | |
| Scarcity | approx. 20% | | <u>£ 80</u> |
| | | | £320 |

7. The Tribunal determines an uncapped rent of £320 per calendar week.

Decision

8. The uncapped fair rent determined by the Tribunal, for the purposes of section 70, is £320 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 £196.00 per calendar week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £196.00 per calendar week is to be registered as the fair rent of this property.

Chairman: **Mrs E Ratcliff** **Date:** **27 August 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