



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

**Case Reference** : **HS/LON/00AW/F77/2024/0085**

**Property** : **Lower Ground Floor Flat and First Floor Flat, 17 St Quintin Avenue, London, W10 6NX**

**Tenant** : **Mrs Pollock- Heevel**

**Landlord** : **Triplerose Limited**

**Date of Objection** : **8<sup>th</sup> January 2024**

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

**Tribunal** : **Judge Tueje  
Mrs A Flynn MA MRICS**

**Date of Summary Reasons** : **2<sup>nd</sup> September 2024**

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**DECISION**

**The sum of £2806.50 per calendar month will be registered as the fair rent with effect from 2<sup>nd</sup> September 2024, being the date the Tribunal made the Decision.**

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## 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 carried out an inspection of the property on 2<sup>nd</sup> September 2024.

### Evidence

3. The Tribunal has considered the written submissions provided by the Tenant, and the written and oral submissions made by the Landlord's representative.

### Determination and Valuation

4. Having considered the comparable evidence provided on behalf of the Landlord, 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 £6,000 for both components of the property, namely £3,500 per calendar month for the first floor and £2,500 per calendar month for the lower ground floor. From this level of rent we have made adjustments to reflect the unmodernised condition of the property. The global adjustment for both components of the property amounts to £1,975.00

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

6. The full valuation is shown below:

Market Rent		£6,000 per calendar month
Less adjustments for the condition		(£1,975)
Adjusted market rent		£4,025
<i>Less</i>		
Scarcity	approx. 20%	(£805)
		£3,220

7. Before the landlord carried out repairs to the property, which condition the Tribunal had not inspected, the rent would have been £3,180 per calendar month.

8. The difference between the rent for the unimproved condition of the property (i.e. before repairs were done), and the improved condition of the property (i.e. after repairs were done), is £140. £140 is less than 15% of the rent previously registered for the property, which was £1,826.00.

## **Decision**

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £3,220 per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £2,806.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £2,806.50 per calendar month is to be registered as the fair rent for this property.

**Chairman: Judge Tueje**

**Date: 2<sup>nd</sup> September 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