



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

Case Reference : **GB/LON/00BK/F77/2024/0136**

Property : **Flat 11 Harley House, Brunswick
Place, London, NW1 4PR**

Tenant : **Mrs Valentina Michaels**

Landlord : **Grainger Finance Company Limited**

Date of Objection : **February 2024**

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

Tribunal : **Mr C Norman FRICS**

**Date of Summary
Reasons** : **3 September 2024**

DECISION

The sum of £37,440 per annum will be registered as the fair rent with effect from 3 September 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 considered of the written submissions provided by the Tenant. The Landlord did not make submissions.

Determination and Valuation

4. Having considered our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good condition would be in the region of £78,000 per annum. From this level of rent we have made adjustments in relation to:

Poor kitchen without hot water
Tenants' white goods, carpets and curtains
Broken and rotten windows and doors and floor defects
Damp ingress
Unmodernised WC and bathroom

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

6. The full valuation is shown below:

Market Rent		per annum £78,000
<i>Less</i>		
Deductions for matters set out above)	
) approx. 40%	
)	
		<u>£31,200</u>
		£46,800
<i>Less</i>		
Scarcity	approx. 20%	<u>£9,360</u>
		£37,440

7. The Tribunal determines a rent of £37,440 per annum.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was ££37,440 per annum. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £45,367 per annum. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £37,440 per annum is to be registered as the fair rent or this property.

Chairman: Mr C Norman FRICS **Date:** 3 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 subsequent application for permission to appeal should be made on Form RP PTA