



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

Case Reference : **LON/00AW/F77/2024/0209**

Property : **Ground & Basement Maisonette, 36
Finborough Road, London SW10 9EG**

Tenant : **Mr Ian C Murphy**

Landlord : **Northumberland and Durham
Property Trust Limited**

Date of Objection : **12 April 2024**

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

Tribunal : **Sarah Phillips MRICS**

**Date of Summary
Reasons** : **19 September 2024**

DECISION

The sum of £3,900 per quarter will be registered as the fair rent with effect from 19 September 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. Neither party requested an inspection and the Tribunal did not consider that one was necessary as there was sufficient evidence provided by the parties together with the Rent Officer's inspection notes to make a determination in this case.

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 comparable evidence provided by the Tenant 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 £2,500 per calendar month. From this level of rent we have made the adjustments as shown below.

6. The full valuation is shown below:

Market Rent		per calendar month £2,500
<i>Less</i>		
No White Goods) 3%	
No floor coverings / curtains) 4%	
Tenant's decoration liability) 3%	
No central heating) 5%	
Unmodernised kitchen) 10%	
Unmodernised bathroom) 10%	
		<u>£875</u>
		£1,625
<i>Less</i>		
Scarcity	approx. 20%	<u>£325</u>
		£1,300

7. The Tribunal determines a rent of £1,300 per month and this equates to £3,900 per quarter.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £3,900 per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £4,244.50 per quarter. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £3,900 per quarter is to be registered as the fair rent or this property.

Chairman: Sarah Phillips MRICS

Date: 19 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