



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

Case Reference : **LON/00AN/F77/2024/0210**

Property : **15-16 Mitford Buildings, Dawes Road,
London SW6 7EW**

Tenant : **Miss Diane J Tombs**

Landlord : **Northumberland & Durham Property
Trust Ltd**

Date of Objection : **11 April 2024**

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

Tribunal : **Mr D Jagger MRICS
Mr C Piarroux JP**

**Date of Summary
Reasons** : **23rd October 2024**

DECISION

The sum of £166 per calendar week will be registered as the fair rent with effect from 23rd October 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 and Hearing

2. A hearing took place at 10am on the 23rd October 2024 attended by the tenant's brother Matt Tombs. An inspection of the property took place on the 23rd October 2024 following the hearing in the presence of the tenant and her brother.

Evidence

3. The Tribunal received a completed Reply Form from the landlord and the tenant together with a helpful floor plan. During the hearing, Mr Tombs explained the history and background of this property. Therefore, for clarity, the Tribunal are required to value the property before the tenant's building works in 1987 which amalgamated the former flats 13-14 and 15-16. Prior to these works the property was a non-self-contained fifth floor flat with shared lavatory and wash basin facilities. The reality is that following these works we have a self-contained 2 bedroom with two living rooms. This is a somewhat bizarre situation, and the Tribunal urges the parties to resolve the matter prior to any further rental increases.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Fulham area, we consider that the open market rent for the property in its current condition would be in the region of **£415** per calendar week. (£1.800 per month) From this level of rent we have made adjustments in relation to:

Terms of tenancy, no white goods, no carpets or curtains, no central heating, dated kitchen fittings, shared lavatory facilities with no bathroom, no working lift and tenant's improvements which equates to 50%

5. The Tribunal has also made an adjustment for scarcity at 20%

6. The full valuation is shown below:

Market Rent	£415	pw
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<i>Less</i>	approx. 50%	£207.50
		£207.50
<i>Less</i> Scarcity	approx. 20%	<u>41.50</u>
		£166.00

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£166.00** 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 £198.00 per calendar week. The calculation of the capped rent is shown on the decision form.

8. In this case therefore the lower rent of £166.00 per calendar week is to be registered as the fair rent of this property.

Chairman: Duncan Jagger MRICS Date: 23 October 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