



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

Case Reference : **LON/00AW/F77/2024/0231**

Property : **Flat 2 39 St James Gardens, London W11
4RF**

Tenant : **Mr & Mrs J S Barclay**

Landlord : **Grovetowns Limited c/o Hindwoods**

Date of Objection : **4 June 2024**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **24 September 2024**

DECISION

The sum of **£184** per week will be registered as the fair rent with effect from **24 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

Evidence

3. The Tribunal has consideration of the written submissions from both parties together with the Rent Officers calculations for the current registered rent.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Holland Park area, we consider that the open market rent for the property in a good and serviceable condition would be in the region of **£460** per week. (£2,000 per month) From this level of rent we have made adjustments in relation to no central heating, no white goods, no carpets or curtains, dated kitchen and bathroom fittings, the living room is not self-contained and terms of the tenancy which equates to approximately **55%**

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

6. The full valuation is shown below:

Market Rent		£460 pw
<i>Less</i>	approx. 55%	£230
<i>Terms and condition</i>		
	<i>Leaves</i>	<u>£230</u>
<i>Less</i>		
Scarcity	approx. 20%	<u>£46</u>
	<i>Leaves</i>	£184 pw

7. **The Tribunal determines a rent of £184.00 per calendar week.**

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£184.00** per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£201** per calendar quarter. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£184.00** per week is to be registered as the fair rent for this property effect from 24 September 2024 being the date the Tribunal made the Decision.

Chairman: Duncan Jagger MRICS Date: 24 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