



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

Case Reference : **LON/00AG/F77/2024/0249**

Property : **Flat A, 27 Gower Street, London WC1E 6HG**

Tenant : **Mr & Mrs G Kociak**

Landlord : **The Bedford Estates**

Date of Objection : **24 June 2024**

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

Tribunal : **Mrs S Phillips MRICS**

**Date of Summary
Reasons** : **15 October 2024**

DECISION

The sum of £24,960 per annum will be registered as the fair rent with effect from 15 October 2024, being the date the Tribunal made the Decision.

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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. 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 consideration of the written submissions provided by the Tenant. There were no written submissions from the Landlord.

Determination and Valuation

4. Having consideration of 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 £3,250 per calendar month. From this level of rent we have made adjustments in relation to:

The Tenant's repair and decoration liability.

No provision of white goods under the tenancy.

No provision of curtains or floor coverings under the tenancy.

Unmodernised property and damp issues in the basement.

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

6. The full valuation is shown below:

Market Rent		per calendar month	£3,250
<i>Less</i>			
Tenant's repair and decoration liability)	5%	
No white goods)	5%	
No floor covering / curtains)	5%	
Unmodernised and damp)	<u>5%</u>	
		20%	
			<u>£650</u>
			£2,600
<i>Less</i>			
Scarcity	approx. 20%		<u>£520</u>
			£2,080

7. The Tribunal determines a rent of £2,080 per calendar month and this equates to £24,960 per annum.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £24,960 per annum. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £28,097.50 per annum. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £24,960 per annum is to be registered as the fair rent of this property.

Chairman: Mrs S Phillips MRICS

Date: 15 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA