



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

Case Reference: LON/00BH/F77/2024/0257

Property: 8 Chester Road, London, E17 7HR

Tenant: Douglas Charles Talbot

Landlord: Bradford Property Trust Ltd

Date of Objection: 21 March 2024

Type of Application: Section 70, Rent Act 1977

Tribunal: Judge I Mohabir
Miss M Krisko BSc (EST MAN) FRICS

**Date of Extended
Reasons** : 22 October 2024

DECISION

The sum of £1,008 per calendar month will be registered as the fair rent with effect from 22 October 2024 being the date the Tribunal made the Decision.

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 documentary evidence only.

Evidence

3. No written submissions were received from either party.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the area of Waltham Forest, we consider that the open market rent for the property in its current condition would be in the region of £1,800 per calendar month.

5. For the avoidance of doubt, the avoidance of doubt, the Tribunal did not consider the sum of £3,930 spent by the landlord for minor repairs and redecorations carried out on or about 22 September 2023 to be improvements because they were done pursuant to its repairing obligations.

6. From this level of rent we have made global adjustments in relation to:

For the, the dated kitchen and bathroom, tenant's floor coverings, curtains, white goods, the tenant's internal decoration obligation under the terms of the tenancy and the absence of central heating and double glazing.

7. After deducting the amount for services, the Tribunal has also made an adjustment for scarcity.

8. The full valuation is shown below:

Market Rent		per calendar month £1,800
<i>Less</i>		
Deductions above)	
) 30%	£540
)	
<i>Less</i>		
Scarcity	approx. 20%	<u>£252</u>
		£1,008

9. The Tribunal determines a rent of £1,008 per calendar month.

Decision

8. The rent has not been capped under the provisions of the Rent Acts (Maximum Fair Rents) Order 1999 as it is below MFR of £1,192.50 per calendar month.

Tribunal Judge: Mr I Mohabir

Date: 22 October 2024

APPEAL PROVISIONS

These extended reasons are provided to give the parties an indication as to how the Tribunal made its decision. Any application for permission to appeal should be made on Form RP PTA