



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

Case Reference : **GB/LON/00AY/F77/2024/0228**

Property : **83 Salford Road, London, SW2 2BE**

Tenant : **Ms C I Szuts**

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

Date of Objection : **21 May 2024**

Type of Application : **Rent Act 1977**

Tribunal : **Ian B Holdsworth FRICS**
RICS Registered Valuer 079475
Mr Nat Miller BSc

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

DECISION

The sum of £ 804 per month will be registered as the fair rent with effect from 23 October 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. The Tribunal did inspect the property and considered this case on the basis of the papers provided by the parties.

Evidence

3. There were written submissions from the Tenant but none 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 a satisfactory condition would be in the region of £1,350 per month. From this level of rent we have made adjustments to reflect any tenant improvements, disrepair and obsolescence at the property. Details of the adjustments made are shown in the valuation table below.

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

6. The full rental valuation is shown below:

Property: Middle Floor Flat 83 Salford Road SW2 4BE			
Fair rent calculation in accordance with s(70) Rent Act 1977			
Market rent	£1,350.00	per month	
Disregards		Deduction per month	as % of rent per month
Carpets , curtains white, goods, soft furnishing	£67.50		5.00%
Internal decoration liability	£33.75		2.50%
Dilapidations and obsolescence		Deduction per month	as % of rent per month
Ceiling surfaces in bedroom affected by dampness	£101.25		7.50%
Poor thermal efficiency	£67.50		5.00%
Improvements undertaken by tenant		Deduction per month	as % of rent per month
None advised			
	Total deductions	£236.25	20.00%
	Adjusted Rent balance	£1,113.75	
Less Scarcity 20.00%		£222.75	
Adjusted Market Rent		£891.00	per month
			Uncapped rent
Capped rent in accordance with		£ 804.00	per month
Rent Acts (Maximum Fair Rent) Order 1999			Capped rent

7. The Tribunal determines a rent of £804 per month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £891 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £ 804 per month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £804 per month is to be registered as the fair rent for this property.

Chairman: Ian B Holdsworth

Date: 23 October 2024

APPEAL PROVISIONS

You can only appeal this determination if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.

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