



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

Case Reference : **Lon/00AY/F77/2024/0272**

Property : **Flat C 79 Christchurch Road, London SW2
3DH**

Tenant : **Mr John Lewis**

Landlord : **Northumberland and Durham Property
Trust**

Date of Objection : **17 July 2024**

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

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

**Date of determination
and hearing venue** : **1 November 2024
10 Alfred Place, London, WC1E 7LR**

**Date of Summary
Reasons** : **1 November 2024**

DECISION

The sum of **£233.20** per week will be registered as the fair rent with effect from **1st November 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.

Evidence

2. The Tribunal has consideration of the Rent Officers calculations. The Tenant submitted written submissions. There was no evidence of rental levels for comparable properties in the area.

Inspection

3. An inspection took place at 12.05 am on the 1 November 2024 which was attended by the Tenant.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Tulse Hill area, together with the Tenant's submissions. The Tribunal considers that an achievable rent for a similar two-bedroomed property in a good marketable condition with reasonably modern kitchen and bathroom fittings, modern services with carpets curtains and white goods provided by the Landlord would be **£530** per week. (£2,300 per month)

5. From this level of rent we have made adjustments in relation to: no white goods, no carpets or curtains, no central heating, single glazed windows, unmodernised condition of the property and the tenant's terms of the tenancy which equates to approximately **45%**

6. The Tribunal has made an adjustment of **20%** for scarcity as it considers there is a restricted supply of similar rental properties in the general area

7. The full valuation is shown below:

Market Rent

£530 pw

<i>Less</i>	approx. 45%	£238.50
<i>Terms and condition</i>		
	<i>Leaves</i>	£291.50
<i>Less</i>	20%	£58.30
<i>Scarcity</i>		

8. The Tribunal determines a rent of £233.20 per calendar week

Decision

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£233.20** per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£264.00.** per calendar week. The calculation of the capped rent is shown on the decision form. In this case, the lower rent of **£233.20** per week is to be registered as the fair rent for this property effect from 1st November 2024 being the date the Tribunal made the Decision.

Chairman: Duncan Jagger MRICS

Date: 1 November 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