



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

Case Reference: LON/00AW/F77/2024/0602

Property: 61A St. Quintin Avenue, London, W10 6NZ

Tenant: Mr Luke Yates

Landlord: Peabody Trust

Date of Objection: 22 July 2024

Type of Application: Section 70, Rent Act 1977

Tribunal: Judge I Mohabir
Mr K Ridgeway MRICS

**Date of Extended
Reasons** : 21 November 2024

DECISION

The sum of £229.00 per week will be registered as the fair rent with effect from 21 November 2024 being the date the Tribunal made the Decision.

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EXTENDED 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 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 Kensington and Chelsea, we consider that the open market rent for the property in its current condition would be in the region of £575.00 per week.

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

For the absence of double glazing, tenant's floor coverings, curtains, white goods, the tenant's internal decoration obligation under the terms of the tenancy and the fact that the property is unfurnished totalling 25%.

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

8. The full valuation is shown below:

Market Rent		per week £575.00
<i>Less</i>		
Deductions above)	
No double glazing)	
Unfurnished)	25%
No white goods)	
Tenant's floor coverings and carpets)	
Adjusted rent, say		£431.00
<i>Less</i>		
Scarcity	approx. 20%	£86.00
Fair rent		£345.00

9. The Tribunal determines a rent of £345.00 per week.

Decision

8. The rent has been capped under the provisions of the Rent Acts (Maximum Fair Rents) Order 1999 as it is above MFR of £229.00 per week.

Tribunal Judge: Mr I Mohabir

Date: 21 November 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.