



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

Case Reference : **LON/00BK/F77/2024/02465**

Property : **Flat 2, 40 Weymouth Street, London,
W1G 6NN**

Tenant : **Ms A Whitchard**

Landlord : **Rouge Properties Limited**

Date of Objection : **11 June 2024**

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

Tribunal : **Judge Dutton
Mr K Ridgeway MRICS**

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

DECISION

The sum of £16,400 per annum will be registered as the fair rent with effect from 22 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 not inspect the property but considered this case on the basis of the papers provided by the parties and the submissions made by Ms Witchard at the video hearing, which the landlord did not attend.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant and/the Landlord, which were confined to the reply part of the directions issued by the Tribunal on 15 August 2024

Determination and Valuation

4. Having consideration of our own expert and 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 £41,000 per annum.

From this level of rent we have made adjustments to reflect the following:

Lack of central heating, poor windows, limited access to the mezzanine level as a result of, amongst other issues, pigeon infestation, poor outdated shower room and separate WC, poor condition of the property generally including the bedroom on the second floor and the kitchen, lack of white goods and carpets and curtains and the tenancy terms and conditions when compared to an open market letting. Taking these matters into account we make a global reduction of the open market rent of 50%, bringing it down to £20,500

5. The Tribunal has also made an adjustment for scarcity of 20%.

6. The full valuation is shown below:

Market Rent	£41,000 per annum
<i>Less</i>	
Deduction as above	<u>£20,500 per annum</u>
	£20,500 per annum

Less

Scarcity at approx. 20%

£4,100

£16,400 per annum

7. The Tribunal determines a rent of £16,400 per annum

Decision

8. The rent we have determined is below the uncapped fair rent as shown on the tribunal's Notice.

Chairman: Judge Dutton

Date: 22 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