



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

Case Reference : **LON/00BD/F77/2024/0613**

Property : **22B Grosvenor Road, Twickenham,
Middlesex TW1 4AE**

Tenant : **Mr R W Spittle**

Landlord : **Northumberland & Durham Property
Trust Ltd.**

Date of Objection : **31 July 2024**

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

Tribunal : **Mrs S Phillips MRICS – Valuer Chair**

Date : **23 December 2024**

DECISION

The sum of £1,040 per calendar month will be registered as the fair rent with effect from 23 December 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.

Inspection

2. Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. There were no written submissions from the parties.

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 good tenable condition would be in the region of £2,000 per calendar month. From this level of rent we have made adjustments in relation to:

The Tenant's liability to repair;
The provision of no white goods;
The provision of no floor covering or curtains;
A unmodernised kitchen in the property and;
A unmodernised bathroom in the property.

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

6. The full valuation is shown below:

Market Rent		per calendar month £2,000
<i>Less</i>		
Tenant's repairing liability) 5%	
No white goods) 5%	
No floor covering / curtains) 5%	
Unmodernised kitchen) 10%	
Unmodernised bathroom) 10%	
		<u>£700</u>
		£1,300
<i>Less</i>		
Scarcity	approx. 20%	<u>£260</u>
		£1,040

7. The Tribunal determines a rent of £1,040 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£1,040 per calendar month**. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£1,081.50 per calendar month**. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£1,040 per calendar month** is to be registered as the fair rent of this property.

Chairman: Mrs S Phillips MRICS – Valuer Chair

Date: 23 December 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