



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

Case Reference : **LON/00AF/F77/2024/0667**

Property : **49A High Street West Wickham, Kent
BR4 0LR**

Tenant : **Mrs Pamela Parnacott**

Landlord : **Cairington Property Ltd**

Date of Objection : **12 August 2024**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **15 January 2025**

DECISION

The sum of **£2,340** per quarter will be registered as the fair rent with effect from **15 January 2025** 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

3. The Tribunal has considered the Rent Officer's calculations and each party's written submissions. Neither party provided the Tribunal with written evidence of rental levels for comparable properties in the area, although the Landlord did make reference to a flat that was let at £1,600 per month.

Determination and Valuation

4. Having considered our own expert, general knowledge of rental values in the West Wickham area together with the Landlord's limited comparable evidence, we consider that the open market rent for the property in good condition would be in the region of **£4,500** per quarter. (£1500 per month) From this level of rent we have made adjustments in relation to: no white goods, no carpets or curtains, some defective window units, no central heating, tenants improvements and terms of the tenancy which equates to approximately **30%**

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

6. The full valuation is shown below:

Market Rent		£4,500 pq
<i>Less</i>	approx. 30%	£1575
<i>Terms and condition</i>		
	<i>Leaves</i>	<u>£2925</u>
<i>Less</i>		
Scarcity	approx. 20%	<u>£585</u>

Leaves

£2340 pq

7. The Tribunal determines a rent of £2340 per calendar quarter

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£2340** per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£2717.50** per calendar quarter. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£2340** per quarter is to be registered as the fair rent for this property effect from 15 January 2025 being the date the Tribunal made the Decision.

Chairman: Duncan Jagger MRICS Date: 15 January 2025

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.