



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

Case Reference : **LON/00AG/F77/2024/0660**

Property : **Flat 16 Rokeby House. Lambs Conduit
Street WC1N 3LX**

Tenant : **Ms D Robertshaw**

Landlord : **The Governing Body of Rugby School**

Representative : **Tandem Property Management LLP**

Date of Objection : **10 September 2024**

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

Tribunal : **Judge N O'Brien, Mr S Johnson MRICS**

Date : **14 Jan 2025**

DECISION

The sum of £1176 per calendar month will be registered as the fair rent with effect from 14 January 2025, being the date the Tribunal made the Decision.

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

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant and the Landlord. We note that the parties differ as to whether the premises has central heating and whether the landlord has provided white goods and carpets and curtains and whether a storage area used by the tenant is the subject of a separate licence agreement or is included as part of the tenancy. We have proceeded on the basis of the information provided by the tenant as her reply was last in time and no further reply was received from the landlord in accordance with the directions.

Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £2,100 per calendar month. From this level of rent we have made adjustments in relation to:

- No central heating
- Surface mounted wiring
- Basic kitchen/bathroom with no white goods provided
- No carpet or curtains

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

6. The full valuation is shown below:

Market Rent		per calendar month	£2100
<i>Less</i>			
List any deductions	no central heating 15%)		
	No white goods & 10%)	approx. 30%	
	basic bathroom/kitchen		
	No carpets/curtains 5%)		
			(£630)
			£1470
<i>Less</i>			
Scarcity	approx. 20%		(£294)
			£1176

7. The Tribunal determines a rent of £1176 per calendar month, or £14,112 per annum

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1176 per calendar month or £14,112 per annum. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £16,420 per annum. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £14,112 per annum or £1176 per calendar month is to be registered as the fair rent of this property.

Chairman: Judge N O'Brien

Date: 14 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA