



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

Case Reference : **HS/LON/00AG/F77/2024/0657**

Property : **Flat 170 Sinclair House, Hastings Street, London, WC1H 9PZ**

Tenant : **Mrs R Roberts**

Landlord : **Northumberland & Durham Property Trust**

Date of Objection : **19 September 2024**

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

Tribunal : **Mr O Dowty MRICS
Ms S Beckwith MRICS
Mr N Miller**

Date : **6 February 2025**

DECISION

The sum of £1,575 per calendar month (including £37.89 per calendar month for services) will be registered as the fair rent with effect from 6 February 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.

Inspection

2. The Tribunal has carried out an inspection of the property on 6 February 2025.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant. There were no written submissions from the landlord.

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 £2,450 per calendar month. From this level of rent we have made adjustments in relation to:

- The lease terms being such that the tenant is responsible for internal decoration
- The tenant's providing white goods, floor coverings, carpets and other associated furnishings
- The kitchen & bathroom being dated
- The property not benefitting from central heating

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

6. The full valuation is shown over-page:

Property:	Flat 170 Sinclair House, Hastings Road, London, WC1H 9PZ		
Fair rent calculation in accordance with s(70) Rent Act 1977			
Market Rent			£2,450 per month
Disregards			Deduction per month as % of monthly rent
Lease terms			£122.50 5.0%
Dated kitchen and bathroom			£122.50 5.0%
Tenant's provision of white goods, carpets, curtains, etc			£122.50 5.0%
No central heating			£122.50 5.0%
		Total deductions	£490.00 20.00%
		Market rent less deductions	£1,960.00 per month
		Market Rent less deductions and £37.89 Services	£1,922.11
Less Scarcity	20.00%	of Market rent less deductions and services	£384.42
		Market Rent less deductions, services and scarcity	£1,537.69
		PLUS £37.89 services	£1,575.58
Adjusted Market Rent			£1,575.58 per month
		SAY	£1,575 per month

7. The Tribunal determines a rent of £1,575 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,575 per calendar month (including £37.89 per calendar month for services). The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1,812.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1,575 per calendar month is to be registered as the fair rent for this property.

Chairman: Mr O Dowty MRICS

Date: 7 February 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