



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

Case Reference : **LON/00AG/F77/2024/0659**

Property : **Flat 2, 47 Lambs Conduit Street,
London WC1N 3NG**

Tenant : **Mr S Hargrave**

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

Date of Objection : **3 September 2024**

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

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

Date : **5 February 2025**

DECISION

The sum of £15,360 per annum will be registered as the fair rent with effect from 5 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 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. The Landlord provided a number of comparables for the Tribunal's consideration when establishing the open market rent.

Determination and Valuation

4. Having consideration of the comparable evidence provided by the Landlord (none was provided by the Tenant) and 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 condition of the property and the tenant liabilities.

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>			
Unmodernised bathroom)	10%	
Tenant's decoration liability)	5%	
No provision of white goods)	5%	
			<u>400</u>
			1,600
<i>Less</i>			
Scarcity	approx. 20%		<u>320</u>
			£1,280

7. The Tribunal determines a rent of £1,280 per calendar month and this equates to £15,360 per annum.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £15,360 per annum. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £17,610 per annum. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £15,360 per annum is to be registered as the fair rent of this property.

Chairman: Mrs S Phillips MRICS Valuer Chair

Date: 5 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