



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

Case Reference : **LON/00BK/F77/2024/0650**

Property : **Flat 18, 22 Park Crescent, London
W1B 1PD**

Tenant : **Mrs S A Muirie**

Landlord : **Mountview Estates Plc.**

Date of Objection : **3 September 2024**

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

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

Date : **25 March 2025**

DECISION

The sum of £4,836.00 per quarter will be registered as the fair rent with effect from 25 March 2025, being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Tenant 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. 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 tenantable condition would be in the region of £3,100 per calendar month. From this level of rent we have adjusted it in relation to the condition of the property and liability of the tenant.
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

Market Rent		per calendar month £3,100
<i>Less</i>		
Unmodernised kitchen) 10%	
Unmodernised bathroom) 10%	
Tenant's decoration liability) 5%	
No white good provided) 5%	
No floor coverings / curtains provided) 5%	
		<u>£1,085</u>
		£2,015
<i>Less</i>		
Scarcity	approx. 20%	<u>£403</u>
		£1,612

7. The Tribunal determines a rent of £1,612 per calendar month and this equates to £4,836 per quarter.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £4,836 per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £5,044.15 per quarter. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £4,836 per quarter is to be registered as the fair rent of this property.

Chairman: Mrs S Phillips MRICS

Date: 25 March 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