



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

**Case Reference** : **LON/00AG/F77/2025/0027**

**Property** : **Flat 63 Sandwich House, Sandwich  
Street, London WC1H 9PP**

**Tenant** : **Wendy Shutler**

**Landlord** : **Northumberland & Durham Property  
Trust Ltd**

**Date of Objection** : **26 November 2024**

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

**Tribunal** : **Judge Tagliavini  
Mrs S Redmond MRICS**

**Date** : **2 April 2025**

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**DECISION**

**The sum of £1,347.75 per calendar month will be registered as the fair rent with effect from 2 April 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 Landlord.

### **Determination and Valuation**

4. Having consideration of the evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent in its current condition would be in the region of £2,100 per calendar month. From this level of rent we have made adjustments of 20% in relation to:

Terms of tenancy  
White goods  
Curtains and carpets  
Dated bathroom

5. The Tribunal has also made an adjustment of 20% for scarcity.
6. The valuation is shown below:

Market Rent	£2,100.00 per month
Less 20%	£1,680.00 per month
Less service charges of	£18.77
Less scarcity of 20%	£1,328.98
Plus service charges	£18.77

Fair rent                                      £1,347.75                                      per calendar month

7.        The Tribunal determines a rent of £1,347.75 per calendar month.

**Decision**

8.        The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,347.75 per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1,468.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1,347.75 per calendar month is to be registered as the fair rent for this property.

**Chairman:**                      **Judge Tagliavini**                      **Date:    2 April 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