



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

Case Reference : **LON/00AW/F77/2025/0015**

Property : **8 Neville Street London Sw7 3AR**

Tenant : **Mr Richard Skinner**

Landlord : **Royal Brompton & Harefield Hospital
Charity Ltd**

Date of Objection : **2 February 2025**

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

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

Date : **2 June 2025**

DECISION

The sum of £10,277.50 per quarter will be registered as the fair rent with effect from 2 June 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. 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.

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 tenable condition would be in the region of £38,000 per quarter. From this level of rent we have made adjustments to account for the fact that both the Landlord and the Tenant agree tenant has is responsible for all repairs and decorations including carpets and curtains. The tenant has rewired the house and has installed central heating and double glazing throughout and is responsible for supplying white goods.

○ Tenant's repairing covenant	20%
○ Carpets/Curtains	5%
○ No white goods	10%
○ Tenant improvement- electrics	10%
○ Tenant improvement-double glazing	5%
○ Tenant improvement – Central heating	10%

TOTAL DEDUCTION	60%
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(£22,800)

Less

Scarcity	approx. 20%	<u>(£3400)</u>
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£12160

7. The Tribunal determines a rent of £12160 per quarter and this equates to £4053.33 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £12160 per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £10277.50 per quarter. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £10277.50 per quarter is to be registered as the fair rent of this property.

Chairman: N O'Brien

Date: 2 June 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