FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AG/F77/2025/0300**
Property	**:**	**51 Sandwich House, Sandwich Street, London WC1 9PR**
Tenant	**:**	**Miss Unity Grimwood**
Landlord	**:**	**Northumberland & Durham Property Trust c/o Grainger Plc**
Date of Landlord's Objection	**:**	**17 September 2025**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**Mr D Jagger MRICS** **Mr O Miller**
Date of Summary Reasons	**:**	**19 March 2026**

DECISION

The sum of £1,092 per calendar month will be registered as the fair rent with effect from 19 March 2026, 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.

2. The parties did not request a hearing, but an inspection was requested by the tenant in order to determine this matter and the Tribunal agreed with this arrangement. The Tribunal considered this case on the basis of the papers provided by the parties, the inspection and the Rent Officer's calculations.

3. The Tribunal arranged for the property to be inspected on the afternoon of 5 February 2026. The Tribunal were unable to gain access to the property and therefore the determination of the rental value was based upon an external inspection and a decision with a summary of reasons was issued dated 5 February 2026.

4 Following distribution of the Tribunal Decision and Summary Reasons the Tenant sent to the Tribunal a letter dated 9 February 2026 requesting an internal inspection.

5 In the letter, the tenant stated that the entry phone system was not working correctly and in the circumstances, the Tenant requests an inspection would greatly assist the Tribunal in the assessment of the rent.

6. Having reviewed this request by the Tenant and circumstances of the case, the Tribunal was satisfied that it is in the interests of justice to set aside the decision and that an internal inspection should take place.

Evidence

7. The Tribunal received a completed Reply Statement from the Tenant and no evidence from the landlord. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 22 August 2025 to take effect on the 18 September 2025.

The Inspection

8. The Tribunal re-arranged for the property to be inspected on the morning of 19 March 2026. The property is a purpose built fifth floor one bedroom flat located in block B with entry phone access into a courtyard which forms part of a six storey Edwardian building. The property is in an established residential area close to local amenities and station.

Determination and Valuation

9. Having consideration of the tenants evidence, the inspection and our own expert, general knowledge of rental values in the Bloomsbury area, we consider that the open market rent for the property in its current condition would be in the region of **£2,100** per month. From this level of rent we have made adjustments in relation to:

10. Terms of tenancy agreement, no white goods, no carpets or curtains, no central heating, small floor area, very dated kitchen and adjacent shower room with no wash basin. The ceiling and wall plaster is cracked. The access arrangements if one uses the lift in the courtyard are rather torturous as the lift does not go up to the fifth floor. All in all, this equates to approximately 35%

11. The Tribunal has also made an adjustment for scarcity at 20%

12. The full valuation is shown below:

Market Rent		£2,100	pm
Less	approx. 35%	£735	
		£1,365	
Less Scarcity	approx. 20%	£273	
		£1,092 pm	

Decision

13. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£1,092** 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 **£1,271.50** per calendar month. The calculation of the capped rent is shown on the decision form.

14. **In this case therefore the lower rent of £1,092 per calendar month is to be registered as the fair rent for this property.**

Chairman: Duncan Jagger MRICS Date: 19 March 2026

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 subsequent application for permission to appeal should be made on Form RP PTA