



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

Case Reference : **LON/00AE/F77/2023/0188**

Property : **2 Lawns Ct, The Ave Wembley, HA9 9PN**

Tenant : **Mrs D Cheetham**

Landlord : **The Avenue Wembley LLP**

Date of Objection : **14 June 2023**

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

Tribunal : **Mr A Harris LLM FRICS FCI Arb**

**Date of Summary
Reasons** : **31 August 2023**

DECISION

The sum of £616 per calendar month will be registered as the fair rent with effect from 31 August 2023, 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 and the 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 for the property in its current condition would be in the region of £1400 per calendar month. From this level of rent we have made adjustments in relation to:

Condition and terms of the tenancy

5. The Tribunal has also made an adjustment for scarcity.

6. The full valuation is shown below:

Fair rent		
		PCM
Market rent		£ 1,400.00
less condition & terms	45%	<u>-£ 630.00</u>
adjusted rent		£ 770.00
less scarcity off adj rent	20%	<u>-£ 154.00</u>
Fair rent		£ 616.00

7. The Tribunal determines a rent of £616 per calendar month as the uncapped rent.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £616 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 £693 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £616 per calendar month is to be registered as the fair rent or this property.

Chairman: A Harris

Date: 31 August 2023

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