



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

Case Reference : **SH/LON/00AE/F77/2023/0191**

Property : **8 Lawns Court, The Avenue,
Wembley, Middlesex, HA9 9PN**

Tenant : **Mr & Mrs A N Jogia**

Landlord : **The Avenue Wembley LLP**

Date of Objection : **22 June 2023**

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

Tribunal : **Ian B Holdsworth FRICS
RICS Registered Valuer 079475**

**Date of Summary
Reasons** : **30 August 2023**

DECISION

The sum of £1,147.00 per calendar month will be registered as the fair rent with effect from 30 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 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 a satisfactory condition would be in the region of £1,850.00 per calendar month. From this level of rent we have made adjustments to reflect any tenant improvements, disrepair and obsolescence at the property. Details of the adjustments made are shown in the valuation table below.

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

6. The full rental valuation is shown below:

Property: 8 Lawns Court, The Avenue, Wembley HA9 9PN FR					
Fair rent calculation in accordance with s(70) Rent Act 1977					
Market rent			£1,850.00	per month	
Disregards					
			Deduction per week	as % weekly rent	
Carpets , curtains white, goods, soft furnishing			£138.75	7.50%	
Dilapidations and obsolescence					
			Deduction per week	as % weekly rent	
Damaged external render/internal damp			£92.50	5.00%	
Improvements undertaken by tenant					
Bathroom modernisation			£92.50	5.00%	
Kitchen modernisation			£92.50	5.00%	
		Total deductions	£416.25	22.50%	
		Adjusted Rent balance	£1,433.75		
Less Scarcity 20.00%			£286.75		
Adjusted Market Rent			£1,147.00	per month	Uncapped rent
Capped rent in accordance with <i>Rent Acts (Maximum Fair Rent) Order 1999</i>			£ 1,295.50	per month	Capped rent

7. The Tribunal determines a rent of £1147.00 per calendar month inclusive of all service charges.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1147.00 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 £1295.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1147.00 per calendar month is to be registered as the fair rent for this property.

Chairman: Ian B Holdsworth

Date: 30 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

You can only appeal if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.