



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

**Case Reference** : **TR/LON/00AG/F77/2023/0254**

**Property** : **Flat 27 Vernon Court, Hendon Way,  
London, NW2 2PE**

**Tenant** : **Mr V Lafronza**

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

**Date of Objection** : **19 December 2022**

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

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

**Date of Summary  
Reasons** : **9 November 2023**

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**DECISION**

**The sum of £11760.00 per year inclusive of £1714.39 for services will be registered as the fair rent with effect from 9 November 2023, 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 has carried out an inspection of the property on 9 November 2023.

### Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant. There were no written submissions from the Landlord.

### Determination and Valuation

4. The Tribunal has to find two figures, the market rent adjusted for scarcity and the capped rent with the lower figure being registered.
5. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in the condition and with the amenities the market would expect/ its current condition would be in the region of £21000.00 per year inclusive of services. From this level of rent we have made adjustments in relation to:
  - a. The tenants improvements including the kitchen, wardrobes and double glazing
  - b. No carpets curtains or white goods

The Tribunal has also made an adjustment for scarcity.

6. The full valuation is shown below:

<b>Fair rent</b>			
			PA
Market rent		£	21,000.00
less condition & terms	30%	-£	<u>6,300.00</u>
adjusted rent		£	14,700.00
less scarcity off adj rent	20%	-£	<u>2,940.00</u>
Fair rent		£	11,760.00

## **Decision**

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £11760.00 per year inclusive of £1714.39 for services. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £14213.50 per year. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £11760.00 per year is to be registered as the fair rent for this property.

**Chairman: A Harris**

**Date: 9 November 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