



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

**Case Reference** : **LON/00AC/F77/2023/0268**

**Property** : **1 Highlea Close NW9 5GR**

**Tenant** : **Mrs A Nwokedi**

**Landlord** : **Home Group Ltd**

**Date of Objection** : **31 July 2023**

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

**Tribunal** : **Judge Professor R Percival  
Mrs A Flynn MA MRICS**

**Date of Summary  
Reasons** : **20 November 2023**

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**DECISION**

**The sum of £1440 per calendar month will be registered as the fair rent with effect from 20 November 2023, being the date the Tribunal made the Decision.**

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## 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, having not been requested to do so, but considered this case on the basis of the papers provided by the parties.

### Evidence

3. Aside from the Tenant's letter objecting to the increase there were no written submissions from the parties, and no comparable evidence was provided. The tenant thought the increase would be difficult for her to manage.

### Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Edgware area, we consider that the open market rent for the Property in its current condition (based on the information contained in the Landlord's original application for registration of fair rent and the information contained in the Rent Register) would be of £1,440 per calendar month.

5. The Tribunal has made an adjustment for scarcity.

6. The full valuation is shown below:

Market Rent per calendar month	£2,000	
less deductions	£1,800	less
scarcity @ 20%	£1,440	

7. The above figure of £1,440 per calendar month is the **uncapped** amount inclusive of services of £29.62 per calendar month. As shown on the decision sheet and on the maximum fair rent calculation sheet, this figure is below the cap so capping does not apply.

**Chair:** Judge Professor R Percival

**Date:** 20 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