



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

Case Reference : **LON/00AG/F77/2023/0275**

Property : **23 Menelik Road, Cricklewood, London
NW2 3RJ**

Tenant : **Mr Max Alter**

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

Date of Objection : **10 August 2023**

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

Tribunal : **Mr D Jagger MRICS
Mr A Ring**

**Date of Summary
Reasons** : **24 November 2023**

DECISION

The sum of £1,064 per calendar month will be registered as the fair rent with effect from 24 November 2023, being the date the Tribunal made the Decision.

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 considered the matter on the papers and did not inspect the property.

Evidence

3. The Tribunal has consideration of the tenant's written submissions. The landlord did not produce any evidence.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Cricklewood area, we consider that the open market rent for the property in its current condition would be in the region of £1,900 per calendar month. From this level of rent we have made adjustments in relation to:

Terms of tenancy, no white goods, no carpets or curtains, dated kitchen and bathroom fittings which equates to approximately 30%

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

6. The full valuation is shown below:

Market Rent		£1,900 pm
<i>Less</i>	approx. 30%	£570
		<u>£1,330</u>
<i>Less</i>		
Scarcity	approx. 20%	<u>266</u>
		£1,064

7. **The Tribunal determines a rent of £1,064 per calendar month**

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,064 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 £1,202.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1,064 per calendar month is to be registered as the fair rent of this property.

Chairman: Duncan Jagger MRICS Date: 24 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