



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

**Case Reference:** LON/00AF/F77//2023/0325

**Property:** 30 Bourne Road, Bromley, Kent, BR2 9NS

**Tenant:** Mr J Lyons

**Landlord:** Earnsdale ( London ) Ltd

**Date of Application:** 7 August 2023

**Type of Application:** Assessment of Fair Rent

**Tribunal:** Judge I Mohabir  
Mrs A Flynn MA MRICS

**Date of Summary  
Reasons:** 15 January 2024

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**DECISION**

The sum of £960 per calendar month will be the rent with effect from 15 January 2024 , being the date of the Tribunal's decision

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## **SUMMARY REASONS**

### **Background**

1. Following an objection from the Tenant dated 19 Sept 2023 to the Rent Officer's valuation of the fair rent of the above property at £1020 with effect from 27 September 2023, the Tribunal has made a determination. The landlord had served a notice proposing a new rent of £950 per calendar month in place of the existing rent of £865 per calendar month. The tenancy commenced on 1<sup>st</sup> August 1983. A tenancy agreement was not included in the papers.

### **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. The tenant provided evidence of room sizes and stated that he would have paid the rent as requested by the landlord but the Rent Officer assessment was too high .

### **Determination and Valuation**

4. Having consideration of our own expert, general knowledge of rental values in the Bromley BR2 area and particularly taking into account rents of houses with three bedrooms and bearing in mind the property has a shower not a bathroom, the tribunal considered that the fair rent for the Property in its current condition based on the information provided and having regard to the Maximum Fair Rent Formula, to us would be £960 per calendar month.

Chair: Tribunal Judge Mohabir

Date: 15 January 2024

## **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