



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

Case Reference: LON/00BK/F77/2023/0339

Property: 5 Ormonde Terrace, London, NW8 7LP

Tenant : Mr B Kassner

Landlord : Northumberland & Durham Property Trust Ltd

Date of Objection: 27 September 2023

Type of Application: Section 70, Rent Act 1977

Tribunal: Judge I Mohabir
Mrs S Redmond BSc (Econ) MRICS

**Date of Summary
Reasons** : 16 January 2024

DECISION

The sum of £ 98.18 per calendar month will be registered as the fair rent with effect from 16 January 2024 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 did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. The Tenant's daughter made written submissions.

Determination and Valuation

4. 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 its current condition would be in the region of £1,400 per calendar month. From this level of rent we have made adjustments in relation to:

the unrefurbished shower room/wc, poorly refurbished kitchenette, tenant's decorating obligation, curtains and floor coverings, partition and cooker.

5. The Tribunal has also made an adjustment for scarcity after excluding the service charge.

6. The full valuation is shown below:

Market Rent		per calendar month £1,400
<i>Less</i>		
Deductions above)	
) approx. 15%	
)	
		<u>£210</u>
		£1,190
<i>Less</i>		
Service charge		<u>£80.90</u>
		£1109.10
<i>Less</i>		
Scarcity	approx. 20%	<u>£222</u>
		£887.10
<i>Plus Service charge</i>		<u>£80.90</u>
		£968

7. The Tribunal determines a rent of £968 per calendar month.

Decision

8. The rent has not been capped under the provisions of the Rent Acts (Maximum Fair Rents) Order 1999.

Tribunal Judge: Mr I Mohabir

Date: 16 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