



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

Case Reference : **LON/00AE/F77/2023/0310**

Property : **3 Hockington Court, Station Road,
New Barnet, EN5 1QQ**

Tenant : **Mr E Wilson**

Landlord : **Home Group Limited**

Date of Objection : **4 September 2023**

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

Tribunal : **Mr O Dowty MRICS**

**Date of Summary
Reasons** : **8 December 2023**

DECISION

The sum of £1,013.50 per calendar month (including £40.72 per calendar month for services) will be registered as the fair rent with effect from 6 December 2023, being the date the Tribunal made the Decision.

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 but considered this case on the basis of the papers provided.

Evidence

3. There were no written submissions from the parties.

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 would be in the region of £1,600 per calendar month. From this level of rent we have made adjustments in relation to:

- The Tenant's provision of white goods, floor coverings, curtains and other similar furnishings
- The lease terms of the tenancy being less attractive to a potential tenant than those which are generally expected in the market
- The presence of some damp at the property

5. The Tribunal has also made an adjustment for scarcity.

6. The full valuation is shown below:

Property:	3 Hockington Court, Station Road, New Barnet, Barnet, Hertfordshire, EN5 1QQ		
Fair rent calculation in accordance with s(70) Rent Act 1977			
Market Rent		£1,600	per month
Disregards		Deduction per month	as % of monthly rent
Lease terms		£120.00	7.5%
White goods, floor coverings, curtains etc provided by tenant		£80.00	5.00%
Damp		£40.00	2.5%
		Total deductions	£240.00 15.00%
		Market rent less deductions	£1,360.00 per month
		Market rent less deductions & less £40.72 per month services	£1,319.28 per month
Less Scarcity	20.00% of Market rent less deductions & services	£263.86	
		Adjusted Market Rent excluding services	£1,055.42 per month
		Adjusted Market Rent (including £40.72 per month services)	£1,096.14 per month
		SAY	£1,095 per month Uncapped rent

7. The Tribunal determines a rent of £1,095 per calendar month (including £40.72 per calendar month for services) and this equates to £252.69 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,095 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 £1,013.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1,013.50 per calendar month (including £40.72 per calendar month for services) is to be registered as the fair rent for this property.

Chairman: Mr O Dowty MRICS

Date: 8 December 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