



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

**Case Reference** : **TR/LON/00AC/F77/2023/0380**

**Property** : **Flat 17 Eagle Lodge, Golders Green  
Road,, London, NW11 8BD**

**Tenant** : **Ms Kim Shore**

**Landlord** : **Tipbond Ltd**

**Date of Objection** : **25 October 2023**

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

**Tribunal** : **Mr A Harris LLM FRICS FCIArb**

**Date of Summary  
Reasons** : **12 March 2024**

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**DECISION**

**The sum of £3840 per quarter will be registered as the fair rent with effect from 12 March 2024, 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 but considered this case on the basis of the papers provided by the parties.

### 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 in the condition and with the amenities the market would expect would be in the region of £6000 per quarter. From this level of rent we have made adjustments in relation to:

The terms of the tenancy and assumed condition

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

6. The full valuation is shown below:

<b>Fair rent</b>			
		PQTR	
Market rent		£	6,000.00
less condition & terms	20%	-£	1,200.00
adjusted rent		£	4,800.00
		£	-
less scarcity off adj rent	20%	-£	960.00
Fair rent		£	3,840.00

7. The Tribunal determines a s70 market rent of £3840.00 per quarter.

## **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £3840.00 per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £4438.00 per quarter. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £3840 per quarter is to be registered as the fair rent of this property.

**Chairman: A Harris**

**Date: 12 March 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