FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	**TR/LON/00AG/F77/2023/0284**
Property	:	**58D Fellows Road, London, NW3 3LJ**
Tenant	:	**Mr Elliot Stranger**
Landlord	:	**Northumberland and Durham Property Trust Limited**
Date of Objection	:	**7 June 2023**
Type of Application	:	**Rent Act 1977**
Tribunal	:	**Ian B Holdsworth FRICS** RICS Registered Valuer 079475 **Alan Ring**
Date of Summary Reasons	:	**8 March 2024**

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DECISION

The sum of £1,400 per month will be registered as the fair rent with effect from 8 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 and hearing
2. A hearing was held on 27 November 2023 at which Mr Stranger, the tenant made oral and written submissions about the property. These included details of tenant improvements, the poor thermal efficiency of the dwelling, disruption of his residency from ongoing building works, obsolescence and dilapidation. The landlord did not attend the hearing. or make any written submissions.

3. The tribunal carried out an inspection of the property on 8th March 2024 at which Mr Stranger and his daughter attended. The Landlord did not attend.

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 a satisfactory condition would be in the region of £2,800 per month. From this level of rent we have made adjustments to reflect any tenant improvements, disrepair and obsolescence at the property. Details of the adjustments made are shown in the valuation table below.

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

6. The full rental valuation is shown below:

Property:	58D Fellows Road, London, NW3 3LJ				
Fair rent calculation in accordance with s(70) Rent Act 1977					
Market rent		£2,800.00	per month		
Disregards			Deduction per month	as % of rent per month	
Carpets , curtains white, goods, soft furnishing			£70.00	2.50%	
Internal decoration liability			£70.00	2.50%	
Dilapidations and obsolesence			Deduction per month	as % of rent per month	
No Central heating			£420.00	15.00%	
No double glazing			£210.00	7.50%	
Low water pressure			£70.00	2.50%	
Improvements undertaken by tenant			Deduction per month	as % of rent per month	
Rewiring			£70.00	2.50%	
Upgrade to sanitary fittings and water heaters			£70.00	2.50%	
Supply of internal doors and fitting of roof windows			£70.00	2.50%	
		Total deductions	£1,050.00	37.50%	
		Adjusted Rent balance	£1,750.00		
Less Scarcity 20.00%			£350.00		
Adjusted Market Rent			£1,400.00	per month	Uncapped rent
Capped rent in accordance with			£ 1,464.00	per month	Capped rent
Rent Acts (Maximum Fair Rent) Order 1999					

7.   The Tribunal determines a rent of £1,400 per week.

Decision

8.   The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,400 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1,464 per month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£1,400 per month** is to be registered as the fair rent for this property.

Chairman: Ian B Holdsworth   Date: 11 March 2024

APPEAL PROVISIONS

You can only appeal this determination if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.

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