



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

**Case Reference** : **LON/00AS/F77/2024/0015**

**Property** : **21a Northdown Close, Ruislip, Middlesex,  
HA4 6JY**

**Tenant** : **Miss T Harvey**

**Landlord** : **Tony Perkins**

**Date of Objection** : **26 October 2023**

**Type of Application** : **Rent Act 1977**

**Tribunal** : **Ian B Holdsworth FRICS  
RICS Registered Valuer 079475**

**Date of Summary  
Reasons** : **20 March 2024**

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**DECISION**

**The sum of £2,790 per quarter will be registered as the fair rent with effect from, 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 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 a satisfactory condition would be in the region of £2,790 per quarter. 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:

<b>Property: 21a Northdown Close, Ruislip, Middlesex, HA4 6JY</b>					
Fair rent calculation in accordance with s(70) Rent Act 1977					
Market rent			£4,500.00	per quarter	
<b>Disregards</b>				Deduction per quarter	as % of rent per quarter
Carpets , curtains white, goods, soft furnishing			£337.50		7.50%
Internal decoration liability			£225.00		5.00%
<b>Dilapidations and obsolescence</b>				Deduction per quarter	as % of rent per quarter
Unmodernised Kitchen			£225.00		5.00%
Unmodernised bathroom/Wc			£225.00		5.00%
<b>Improvements undertaken by tenant</b>				Deduction per quarter	as % of rent per quarter
None advised					
		<b>Total deductions</b>	<b>£1,012.50</b>		<b>22.50%</b>
		<b>Adjusted Rent balance</b>	<b>£3,487.50</b>		
Less Scarcity 20.00%			£697.50		
<b>Adjusted Market Rent</b>			<b>£2,790.00</b>	per quarter	Uncapped rent
Capped rent in accordance with <i>Rent Acts (Maximum Fair Rent) Order 1999</i>			£ 3,143.00	per quarter	Capped rent

7. The Tribunal determines a rent of £2,790 per quarter.

**Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£2,790** per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £3,143 per quarter. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £2,790 per quarter is to be registered as the fair rent for this property.

**Chairman: Ian B Holdsworth**

**Date: March 20 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