



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

Case Reference : **LON/00AC/F77/2024/0079**

Property : **1189A Finchley Road, London NW11
OAA**

Tenant : **Mrs Debbie Friedman**

Landlord : **Heathwell Ltd c/o Greatglen Estates**

Date of Objection : **29th December 2023**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **26th April 2024**

DECISION

The sum of £1,184.50 per calendar month will be registered as the fair rent with effect from 26th April 2024, 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 by the parties.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Landlord. There were no written submissions from the tenant.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Finchley area, we consider that the open market rent for the property in its current condition would be in the region of £2,500 per calendar month. From this level of rent we have made adjustments in relation to:

Central heating provided by tenant, dilapidated single glazed windows, no white goods, no carpets or curtains provided by landlord

5. The Tribunal has also made an adjustment for scarcity at 30%

6. The full valuation is shown below:

Market Rent		per calendar Month	£2,500.00
<i>Less</i>			
As above approximately 30%		<u>£750</u>	£1750
<i>Less</i>			
Scarcity	approx. 30%	<u>350</u>	£1,400

7. **The Tribunal determines a rent of £1,184.50 per calendar month**

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,400.00 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1,184.50 per calendar month is to be registered as the fair rent of this property.

9. The Maximum Fair Rent Calculation is in accordance with the formula contained in the Order and is based upon changes in the Retail Price Index (the RPI). Over the past 12 months this index has been subject to significant increase due to inflationary pressures, and it is for this reason there is the disparity in the Tribunal's rental figure and that of the Rent Officer.

Chairman: Duncan Jagger MRICS Date: 26th April 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