



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

**Case Reference** : **LON/00AC/F77/2024/0021**

**Property** : **34A Golders Way, London, NW11 8JX**

**Tenant** : **Ms S Watts**

**Landlord** : **Mr F Bajraj c/o Barnett Ross Limited**

**Date of Objection** : **7 December 2023**

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

**Tribunal** : **Mr O Dowty MRICS  
Mr N Miller**

**Date of Summary  
Reasons** : **9 May 2024**

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**DECISION**

**The sum of £11,544 per year will be registered as the fair rent with effect from 10 April 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 carried out an inspection of the property on 28 March 2024.

### **Evidence**

3. The Tribunal has consideration of the written submissions provided by the Tenant.

### **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 good tenable condition would be in the region of £1,850 per calendar month – which is equivalent to £22,200 per year. From this level of rent we have made adjustments in relation to:

- The Tenant's provision of white goods, carpets, 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 as regards internal decorations
- The kitchen at the property being basic and dated
- The bathroom at the property being basic and dated
- The external condition of the property, including the single glazing, guttering and drainage issues, the access to the property and the property's door not closing – nor opening fully
- The internal condition of the property, including damp, mould and water ingress issues and plumbing problems

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

6. The full valuation is shown over-page:

Property:	34A Golders Way, London, NW11 8JX						
Fair rent calculation in accordance with s(70) Rent Act 1977							
Market Rent				£22,200	per year		
Disregards							
				Deduction per year		as % of yearly rent	
Lease terms				£1,665.00		7.5%	
White goods, carpets, curtains, etc				£1,110.00		5.00%	
Bathroom				£555.00		2.50%	
Kitchen				£555.00		2.50%	
External Condition				£1,665.00		7.50%	
Internal Condition				£2,220.00		10.00%	
			Total deductions	£7,770.00		35.00%	
			Market rent less deductions	£14,430.00	per year		
Less Scarcity	20.00%	of Market rent less deductions		£2,886.00			
Adjusted Market Rent				£11,544.00	per year	Uncapped rent	

7. The Tribunal determines a rent of £11,544 per year and this equates to £962 per calendar month.

### **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £11,544 per year. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £13,154.50 per year. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £11,544 per year is to be registered as the fair rent for this property.

**Chairman: Mr O Dowty MRICS**

**Date: 9 May 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA