



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

Case Reference : **LON/OOAG/F77/2024/0091**

Property : **Flat A 24 Belsize Park Gardens, London
NW3 4LH**

Tenant : **Robert R. Gordon**

Landlord : **Louise Goodwin Limited**

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

Tribunal : **Judge Shepherd and Richard
Waterhouse FRICS**

**Date of Summary
Reasons** : **16th May 2024**

DECISION

The sum of £1654.50 per calendar month will be registered as the fair rent with effect from 16th May 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 carried out an inspection on 16th May 2024.

Evidence

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

Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and 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 £2100 per calendar month. From this level of rent we have made adjustments in relation to:

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

6. The full valuation is shown below:

Market rent £ 3300 per calendar month.

Less Terms - £330 per month

Less condition- £594 per month

Less scarcity- £475.20 per month

Equals- £1900.80 pcm

The maximum fair rent is £1654.50 pcm

Therefore the Tribunal determines a rent of £1654.50 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1900.80 per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1654.50. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1654.50 is to be registered as the fair rent or this property.

Chairman: Judge Shepherd

16th 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