



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

Case reference : LON/00AS/F77/2024/0117

Property : 57 Snowden Avenue, Uxbridge,
Middlesex UB10 0SE

Applicant/Landlord : SNK – TEC &CO LLP

**Respondent/
Tenant** : Mr G J Card

Type of application : Application for a Fair Rent - Rent Act
1977

Tribunal members : Judge Tagliavini
Ms S Phillips MRICS

**Date of hearing and
venue** : 14 May 2024
10 Alfred Place, London WC1E 7LR

Date of decision : 14 May 2024

DECISION

Summary of the tribunal's decision

1. The tribunal determines the Maximum Fair Rent to be registered with effect from 14 May 2024 is £1,345.50 per calendar month.
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Background

1. This is an application made by the applicant landlord seeking to appeal the fair rent registered by the Rent Officer of £969.00 per calendar month with effect from 16 January 2024.

2. The applicant landlord objected to the fair rent registered by the Rent Officer as it was lower than the rent previously registered on 15 May 2021 of £1,020 per month.
3. In determining the new fair rent, the tribunal is required to (i) calculate the fair rent payable starting with the market rent that would be payable for a similar property and (ii) to calculate the Maximum Fair Rent (MFR) that would be otherwise payable. It is the lower of the two figures that represents the new registered Fair Rent.
4. The tribunal was unable to understand how the Rent Officer was reasonably able to determine a lower fair rent was payable than the one previously registered. Consequently, the tribunal considered comparable properties in Hillingdon UB10 and therefore determined a market rent for a similar property was £2,300 per calendar month and therefore calculated the fair rent as follows:

Market Rent calculation

Market rent: £2,300

Less deductions for:

No white goods:	5%
Tenant's decoration liability	5%
Shower room ((tenant's refurbishment):	10%
No floor coverings/curtains:	5%

Total deductions 25% (£1,725.00 pcm)

5. The tribunal considered the appropriate figure to apply for scarcity in the Greater London area to be 20% This left an adjusted market rent of **£1,380 pcm.**
6. However, the MFR (*see calculation sheet*) was calculated as **£1,345.50** and this was registered as the fair rent payable with effect from 14 May 2024.

Name: Judge Tagliavini

Date: 14 May 2024

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).

