



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

Case Reference : **HS/LON/00AE/F77/2024/0159**

Property : **23b Bramshill Road, London, NW10
8AE**

Tenant : **Miss Shirley Best**

Landlord : **Sovereign Network Group**

Date of Objection : **6 February 2024**

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

Tribunal : **Mr O Dowty MRICS
Ms F Macleod**

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

DECISION

The sum of £264 per week will be registered as the fair rent with effect from 24 June 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, and the objection letter of 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 tenantable condition would be in the region of £555 per week. From this level of rent we have made adjustments in relation to:

- 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 tenant's provision of white goods, carpets, curtains and other similar furnishings

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

6. The full valuation is shown below:

Property:		23b Bramshill Road, London, NW10 8AE					
Fair rent calculation in accordance with s(70) Rent Act 1977							
Market Rent				£555	per week		
Disregards				Deduction per week	as % of weekly rent		
Lease terms				£41.63	7.5%		
White goods, carpets, curtains, etc				£27.75	5.00%		
			Total deductions	£69.38	12.50%		
			Market rent less deductions	£485.63	per week		
Less Scarcity	20.00%	of Market rent less deductions		£97.13			
Adjusted Market Rent				£388.50	per week		
			SAY	£390	per week	uncapped rent	

7. The Tribunal determines a rent of £390 per week and this equates to approximately £1,690 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £390 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £264 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £264 per week is to be registered as the fair rent for this property.

9. The fair rent the Tribunal has determined is the maximum rent that may be charged at the property, but the landlord may charge a lower amount should they wish. Whilst not relevant to the Tribunal's decision, for completeness the Tribunal notes that, in this case, the landlord's submissions indicate that they do intend to charge a lower figure.

Chairman: Mr O Dowty MRICS

Date: 9 July 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