



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

Case Reference : **LON/00AE/F77/2024/0206**

Property : **17 Connaught Road, London, NW10
9AJ**

Tenant : **Bassam Aloni**

Landlord : **Mountview Estates PLC**

Date of Objection : **16 April 2024**

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

Tribunal : **Judge Bernadette MacQueen
Mr Kevin Ridgeway, MRICS**

Date of Hearing : **6 September 2024**

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

DECISION

The sum of £140 per week will be registered as the fair rent with effect from 6 September 2024, being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. On 19 February 2024 the Landlord applied for rent of £134 per week to be registered for the Property. The rent officer determined the rent at £190 per week.
2. Following an objection from the Tenant to the determination of a fair rent by the Rent Officer, the Tribunal made a determination under the provisions of the Rent Act 1977.

Hearing and Inspection

3. At the request of the Tenant, the Tribunal held a short hearing before travelling to the Property to complete an inspection on 6 September 2024.
4. The Landlord wrote to the Tribunal to acknowledge the appeal and informed the Tribunal that they had nothing further to add and would await the Tribunal's decision.
5. In reaching its decision the Tribunal considered the written submissions provided by the Tenant, which were confirmed in oral submissions to the Tribunal at the hearing, and its inspection of the Property.

Determination and Valuation

6. The Property was a loft conversion comprised of 1 bedroom, 1 living room, a kitchen and a bathroom. Central heating and double glazing were provided by the Landlord.
7. Having consideration of the Tribunal's own expert general knowledge of rental values in the area, the Tribunal considered that the open market rent for the Property in its current condition would be in the region of £250 per week.
8. This hypothetical rent was adjusted to allow for the differences between the terms and conditions considered usual for such a letting in today's market and the condition of the actual property at the date of the determination under the Rent Act 1977. Any rental benefit derived from Tenant's improvements was disregarded.
9. The following deductions were made:

Kitchen and White goods	10%
Carpets and Curtains	5%
No landlord internal decoration	5%
No landlord internal repairs	5%
Toilet and WC	5%
Total	30%

10. A further deduction for scarcity of 20% was then made to reach an uncapped Fair Rent for the purposes of section 70 of the Rent Act 1977. A final uncapped rent of £140 per week was determined.

Decision

11. The capped rent for the Property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £214.00 per week. The calculation of the capped rent is shown on the decision form.
12. In this case, the lower rent of £140 per week is to be registered as the fair rent for this Property.

Judge Bernadette MacQueen

Date: 9 September 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