



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

Case Reference : **LON/00AC/F77/2024/0198**

Property : **108A Golders Green Road, London
NW11 8HB**

Tenant : **Mr Gary Warren**

Landlord : **Premierquote Ltd c/o Stock Page
Stock Ltd**

Date of Objection : **28th March 2024.**

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

Tribunal : **Mr D Jagger MRICS
Mr C Piarroux JP**

**Date of Summary
Reasons** : **13th September 2024**

DECISION

The sum of **£192.50** per calendar month will be registered as the fair rent with effect from **13th September 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. A hearing was arranged for 10am on the 13th September 2024 but this was not attended by the parties. The Tribunal inspected the property at around 12 noon in the presence of the tenant. The landlord did not attend. During the inspection the tenant explained the condition of the property and confirmed improvements made by him and a number of associated damp and mould defects.

The Tribunal explained the formula for the calculation of the maximum fair rent. The reason for the increase is that the formula is based upon the Retail Price Index (RPI) which has seen significant growth in the past 18 months due to rampant inflation.

Evidence

3. The Tribunal has consideration of the written submissions from both parties and the inspection of the property. Neither party provided the Tribunal with evidence of rental levels for comparable properties in the area.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Golders Green area together with the Landlords comparable evidence, we consider that the open market rent for the property in its current condition would be in the region of **£620** per calendar week. From this level of rent we have made adjustments in relation to: the damp and mould, the access via an external metal staircase, the noise from the elevated railway line, the presence of various metal containers, terms of tenancy, no white goods, no carpets or curtains, tenants improvements including kitchen and shower room fittings, roof leaks which equates to approximately **40%**

5. The Tribunal has also made an adjustment for scarcity at **20%**

6. The full valuation is shown below:

Market Rent		£620 pw
<i>Less</i> <i>Terms and condition</i>	approx. 40%	£248
	<i>Leaves</i>	<u>£372</u>
<i>Less</i> Scarcity	approx. 20%	<u>£74.40</u>
	<i>Leaves</i>	£297.60 pw

7. **The Tribunal determines a rent of £192.50 per calendar week**

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£297.60** per calendar week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£192.50** per calendar week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£192.50** per calendar week is to be registered as the fair rent for this property effect from 13th September 2024 being the date the Tribunal made the Decision.

Chairman: Duncan Jagger MRICS Date: 13th 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