



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

Case Reference : **HS/LON/00AG/F77/2024/0216**

Property : **Third Floor Flat 2 , Princess Road,
London, NW1 8JJ**

Tenant : **Miss J Muir**

Landlord : **Alra Properties Ltd**

Date of Objection : **19 April 2024**

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

Tribunal : **Mr C Norman FRICS**

**Date of Summary
Reasons** : **19 October 2024**

DECISION

The sum of £1,151.50 per calendar month will be registered as the fair rent with effect from 19 October 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 Tenant and/the Landlord.

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 condition would be in the region of £2,000 per calendar month. From this level of rent we have made adjustments in relation to:

The general condition of the interior
Tenant providing white goods, carpets and curtains
The tenant's greater repairing liability compared with an assured shorthold tenancy

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

6. The full valuation is shown below:

Market Rent		Per calendar month/ £2,000
<i>Less</i>		
The general condition of the interior)		
Tenant providing white goods,)		
carpets and curtains)		
Tenant's greater repairing liability)		
compared with)		
an assured shorthold tenant)		
	approx. 35%%	
		<u>£700</u>
		£1300
<i>Less</i>		
Scarcity	approx. 20%	<u>£140</u>
		£1,160

7. The Tribunal determined an adjusted uncapped rent of £1,160 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,160 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 £1,151.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1151.50 per calendar month is to be registered as the fair rent or this property.

Chairman: Mr C Norman FRICS

Date: 19 October 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