



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

Case Reference : **LON/00AC/F77/2024/0242**

Property : **19 Glenhill Close, London N3 2JS**

Tenant : **Mrs Abdou Khadr**

Landlord : **Mrs J L McPherson, Mrs S Knowland c/o
Avenue Agency**

Date of Objection : **17 June 2024**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **30 September 2024
5 November 2024**

DECISION

The sum of **£1,120** per month will be registered as the fair rent with effect from **30 September 2024** being the date the Tribunal made the Decision.

We exercise our powers under Rule 50 to correct the clerical mistake, accidental slip or omission on the front page of our Decision dated 3 October 2024. Our amendments are made in red. We have corrected our original Decision because the previous rent determined by the Tribunal on the 13th December 2021 was £940.00. This amendment does not affect the calculation of the Registered rent in accordance with the decision dated 30 September 2024.

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

Evidence

3. The Tribunal has consideration of the written submissions from both parties together with the Rent Officers calculations for the current registered rent.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Finchley area, we consider that the open market rent for the property in a good and serviceable condition would be in the region of **£1750** per month. From this level of rent we have made adjustments in relation to: partial white goods, no carpets or curtains, no central heating, secondary glazed windows and terms of the tenancy which equates to approximately **20%**

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

6. The full valuation is shown below:

Market Rent		£1750 pm
<i>Less</i>	approx. 20%	£350
<i>Terms and condition</i>		
	<i>Leaves</i>	<u>£1400</u>
<i>Less</i>		
Scarcity	approx. 20%	<u>£280</u>

Leaves

£1120 pm

7. **The Tribunal determines a rent of £1,120 per calendar month**

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£1,120** per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£1,220** per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£1,120** per month is to be registered as the fair rent for this property effect from 30 September 2024 being the date the Tribunal made the Decision.

Chairman: Duncan Jagger MRICS **Date: 30 September 2024**
5 November 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