



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

Case Reference : **LON/00AE/F77/2024/0664**

Property : **9a St. Pauls Avenue, London NW2 5SS**

Tenant : **Mr Jaymesh Patel**

Landlord : **Sovereign Network Group**

Date of Objection : **21 September 2024**

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

Tribunal : **Mrs S Phillips MRICS, Valuer Chair
Mrs A Flynn MRICS, Valuer Member**

**Date of Summary
Reasons** : **30 January 2025**

DECISION

The sum of £254.50 per week will be registered as the fair rent with effect from 30 January 2025, 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. An inspection had been arranged for the property on 27 January 2025 as requested by the Tenant. The Tribunal attended the property at approximately 11.00am but after knocking on the communal door and attempting to use the intercom there was no answer from the Tenant. Whilst the Tribunal was in attendance the occupier of Flat 9b appeared and was able to let us through the communal door at which point the Tribunal knocked on the Tenant's main front door. Again, there was no answer. A calling card from the Tribunal was left at the property.
3. Whilst in attendance at the property, the Tribunal were able to identify an intercom system that appeared to work intermittently and double-glazed windows to the front of the property. The main communal door was wooden as was the Tenant's own front door. There also appeared to be off road parking available to the occupiers.

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant. The Tribunal have not received any from the Landlord.

Determination and Valuation

5. 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 tenable condition would be in the region of £500 per week. From this level of rent we have made the adjustments as shown below.
6. The full valuation is shown below:

Market Rent		per calendar month £500
<i>Less</i>		
No White Goods) 5%	
No floor coverings / curtains) 5%	
Tenant's decoration liability) 5%	
Damp) 10%	
		<u>£125</u>
		£375

<i>Less</i>		
Scarcity	approx. 20%	<u>£75</u>
		£300

7. The Tribunal determines a rent of £300 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £300 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £254.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £254.50 per week is to be registered as the fair rent of this property.
9. We should comment that the rent fixed by the Tribunal is the maximum rent and the Landlord may not charge a rent above that figure. However, in many cases when the Landlord is a Registered Social Landlord, the rent charged may be significantly less than the rent fixed by the Tribunal.

Chairman: Mrs S Phillips MRICS

Date: 30 January 2025

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