



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

**Case Reference** : **LON/00AG/F77/2025/0009**

**Property** : **18A Buckland Crescent, London NW3 5DX**

**Tenant** : **Mrs Elena Day**

**Landlord** : **Dorthe Bucknell**

**Date of Objection** : **21 November 2024**

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

**Tribunal** : **Judge O'Brien, Mr S Johnson MRICS**

**Date** : **3 June 2025**

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**DECISION**

**The sum of £1936 per month will be registered as the fair rent with effect from 3 June 2025, being the date the Tribunal made the Decision.**

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**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 Landlord and the tenant's grounds for appealing the rent officer's determination dated 21 November 2024.

## Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £3500 per month. From this level of rent we have made adjustments to account for the fact that the kitchen and bathroom are unmodernised with white goods, carpets and curtains supplied by the tenant, and the tenant's internal decorating liabilities. We considered the matters raised by the tenant in her appeal relating to disrepair but did not consider that they would have a significant effect on the market rent. We adjusted the rent as follows;

○ Unmodernised kitchen & bathroom	-10%
○ No white goods	-10%
○ Carpets and curtains not supplied	-5%
○ Tenant's decorating liability	-5%
<b>TOTAL DEDUCTION</b>	<b>-30%</b>

(£1050)

<i>Less</i>		
Scarcity	approx. 20%	(£490)

7. The Tribunal determines a rent of £1960 per calendar month.

## Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1960 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 £1936 per month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1936 per month is to be registered as the fair rent or this property.

Chairman: N O'Brien

Date: 3 June 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