



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

Case reference : **LON/00AG/F77/2025/0112**

Property : **Flat 25 Cumberland Mansions, West
End Lane, London NW6 1LL**

Tenant : **Patricia Bazeley**

Landlord : **Northumberland & Durham Property
Trust Ltd**

Date of Objection : **15th January 2025**

**Type of
Application** : **Fair rent**

Tribunal : **Judge Nicol
Ms M Bygrave MRICS**

Date of Decision : **2nd June 2025**

DECISION

The sum of £19,968 per year will be registered as the fair rent with effect from 2nd June 2025, being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Landlord 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. There were no written submissions from the parties.

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 tenantable condition would be in the region of £38,400 per year. From this level of rent we have made adjustments in relation to:

- A lack of central heating, white goods and floor coverings
- Single glazed windows
- A tenant-installed bathroom
- The difference in decorating obligations

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

6. The full valuation is shown below:

Market Rent	£38,400 per year
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Less approx. 35% for the following:

- A lack of central heating, white goods and floor coverings
- Single glazed windows
- A tenant-installed bathroom
- The difference in decorating obligations

£13,440
<u>£24,960</u>

Less

Scarcity

approx. 20%

£4,992
<u>£19,968</u>

7. The Tribunal determines a rent of £19,968 per year and this equates to £1,664 per calendar month.

Decision

8. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £21,092.45 per year. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £19,968 per year is to be registered as the fair rent for this property.

Chairman: Judge Nicol

Date: 2nd 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