



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

Case reference : **LON/00BK/F77/2025/0114**

Property : **21 Acacia Road, London NW8 6AN**

Tenants : **Mr & Mrs Spiro**

Landlord : **The Eyre Estate**

Date of Objection : **30th January 2025**

Type of Application : **Fair rent**

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

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

DECISION

The sum of £49,237.50 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 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 considered the written submissions provided by the Landlord. There were no written submissions from the Tenant.

Determination and Valuation

4. Having consideration of the comparable evidence proved by the Landlord and 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 £99,600 per year. From this level of rent we have made adjustments in relation to:

- The central heating, carpets and curtains and white goods being provided by the Tenants
- The lack of double-glazing
- The full repairing obligations

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

6. The full valuation is shown below:

Market Rent	£99,600 per year
-------------	------------------

Less

- central heating, carpets and curtains and white goods }
- lack of double-glazing }
- full repairing obligations } approx. 35%

£34,860

£64,740

Less

Scarcity

approx. 20%

£12,948

£51,792

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £51,792 per year. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £49,237.50 per year. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £49,237.50 per year is to be registered as the fair rent of 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