



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

Case Reference : **LON/00AQ/F77/2025/0249**

Property : **10 Beechcroft Avenue, Harrow,
Middlesex HA2 7JF**

Tenant : **Miss Tina Murch**

Landlord : **Northumberland & Durham Property
Trust Ltd c/o Grainger PLC**

**Date Tenants
Objection received** : **11 August 2025**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **10 November 2025**

DECISION

The sum of £1036 per calendar month will be registered as the fair rent with effect from 10 November 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.
2. The parties did not request a hearing or an inspection to determine this matter and the Tribunal agreed with this arrangement. The Tribunal considered this case on the basis of the papers provided by the parties and the Rent Officer with the assistance of Rightmove and Google Maps.

Evidence

3. The Tribunal received written submissions from the parties together with photographs from the tenant. The Landlord provided details of three comparables for rental levels in the area. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 8 July 2025 to take effect on the 5 September 2025.

Determination and Valuation

4. Having consideration of the limited evidence from the parties and our own expert, general knowledge of rental values in the ~~Harrow~~Chelsea area, we consider that the open market rent for the property in its current condition would be in the region of **£1850** per month. From this level of rent we have made adjustments in relation to:

Terms of tenancy agreement, no white goods, no carpets or curtains, damp and mould to wall surfaces and dated kitchen and bathroom ~~fittings~~fittings. This equates to approximately 30%

5. The Tribunal has also made an adjustment for scarcity at 20%
6. The full valuation is shown below:

Market Rent		£1850	pm
Less	approx. 30%	£555	
		£1295	

Less Scarcity

approx. 20%

£259

£1036 pm

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£1036** 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 £1129 per calendar month. The calculation of the capped rent is shown on the decision form.

8. In this case therefore the lower rent of £1036 per calendar month is to be registered as the fair rent for this property.

Chairman: Duncan Jagger MRICS

Date: 10 November 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 subsequent application for permission to appeal should be made on Form RP PTA