



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

**Case Reference** : **LON/00AG/F77/2026/0100**

**Property** : **Flat 2, 17 Ferncroft Avenue, London,  
NW3 7PG**

**Tenant** : **Mr M Miranda**

**Landlord** : **Barcforest Limited**

**Date of Objection** : **14 January 2026**

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

**Tribunal** : **Mr A Harris LLM FRICS**

**Date of Summary  
Reasons** : **22 June 2026**

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**DECISION**

**The sum of £22308.00 per year will be registered as the fair rent with effect from 22 June 2026, 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 considered the reply form provided by the Tenant. There were no written submissions from the parties.

### Determination and Valuation

4. In the absence of comparable evidence provided by the parties the tribunal has relied on our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in the condition and with the amenities the market would expect would be in the region of £33800.00 per year. From this level of rent we have made adjustments in relation to:
5.
  - a. Tenant decorating liability
  - b. No carpets curtains or white goods
  - c. Single glazing
6. The Tribunal has also made an adjustment for scarcity.
7. The full valuation is shown below for the uncapped rent:

| Fair rent                  |        |                    |
|----------------------------|--------|--------------------|
|                            |        | PA                 |
| Market rent                |        | £ 33,800.00        |
| less condition & terms     | 17.50% | <u>-£ 5,915.00</u> |
| adjusted rent              |        | £ 27,885.00        |
|                            |        |                    |
| less scarcity off adj rent | 20%    | <u>-£ 5,577.00</u> |
| Fair rent                  |        | £ 22,308.00        |

## **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £22308.00 per year. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £25740.00 per year. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £22308.00 per year is to be registered as the fair rent for this property.

**Chairman: A Harris**

**Date: 22 June 2026**

## **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