



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

**Case Reference** : **HS/LON/00AS/F77/2023/0226**

**Property** : **73 Falling Lane, West Drayton,  
Middlesex, UB7 8AB**

**Tenant** : **Mrs Yvonne Blowfield**

**Landlord** : **Campden Hill Limited**

**Date of Objection** : **12 July 2023**

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

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

**Date of Summary  
Reasons** : **20 September 2023**

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**DECISION**

**The sum of £1008.00 per calendar month will be registered as the fair rent with effect from 20 September 2023, being the date the Tribunal made the Decision.**

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## **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.

### **Evidence**

3. There were written submissions from the parties.

The tenant stated she maintained the property to a good standard and objected to the level of rent proposed by the landlord.

The landlord proposed an open market rent of £1800 to £2200 pcm based on recent lettings in the area supported by a printout off Rightmove. The boiler was renewed in 2016. A fair rent should be in the region of £1200 per month.

### **Determination and Valuation**

4. Having consideration of the representations and using our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in the condition the market would expect for an AST letting would be in the region of £1,800.00 per calendar month. From this level of rent we have made adjustments in relation to:

The assumed condition of the house with central heating and double glazing supplied by the landlord but no white goods in the kitchen or carpets and curtains. The remaining fittings are assumed to date from the letting in 1974

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

6. The full valuation is shown below:

<b>Fair rent S70</b>		
		pm
Market rent		£ 1,800.00
less condition & terms	30%	<u>-£ 540.00</u>
adjusted rent		£ 1,260.00
less scarcity off adj rent	20%	<u>-£ 252.00</u>
Fair rent		£ 1,008.00

7. The Tribunal determines a rent of £1008.00 per month.

### **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1008.00 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1148.00 per annum. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1008.00 per month is to be registered as the fair rent of this property.

**Chairman: A Harris**

**Date: 20 September 2023**

### **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