



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

**Case Reference** : **LON/00AT/F77/2023/0207**

**Property** : **63 Mafeking Avenue, Brentford,  
Middlesex TW8 0NL**

**Tenant** : **Mr & Mrs C Pocock**

**Landlord** : **Mountview Estates Plc**

**Date of Objection** : **4 July 2023**

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

**Tribunal** : **Mr D Jagger MRICS  
Mr J Francis**

**Date of Summary  
Reasons** : **21 November 2023**

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**DECISION**

**The sum of £264 per calendar week will be registered as the fair rent with effect from 21 November 2023, 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 inspected the property on the 21 November 2023.

### Evidence

3. A hearing due to take place at 9.30am on the 21 November 2023 at the tenants request was cancelled as the tenant considered this unnecessary. The Tribunal has consideration of the tenant's evidence and the written submissions provided by the Landlord.

### Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Brentford area, we consider that the open market rent for the property in its current condition would be in the region of £508 per calendar week. From this level of rent we have made adjustments in relation to:

Terms of tenancy, no white goods, no carpets or curtains, original kitchen and bathroom fittings which equates to approximately 35%

5. The Tribunal has also made an adjustment for scarcity at 20%

6. The full valuation is shown below:

Market Rent		£508 pw
<i>Less</i>	approx. 35%	£178
		<u>£330</u>
<i>Less</i>		
Scarcity	approx. 20%	<u>66</u>
		£264

7. **The Tribunal determines a rent of £264 per calendar week**

## **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £264 per calendar week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £289.50 per calendar week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £264 per calendar week is to be registered as the fair rent of this property.

**Chairman: Duncan Jagger MRICS      Date: 21 November 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