



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

Case Reference: LON/00AN/F77/2023/0336

Property: 28a Curwen Road, London W12 9AE

Tenant Miss M O'Donovan

Landlor : Castle Lane Securities Ltd

Date of Objection: 25 September 2023

Type of Application: Section 70, Rent Act 1977

Tribunal: Judge I Mohabir
Mrs A Flynn MA MRICS

**Date of Summary
Reasons :** 15 January 2024

DECISION

The sum of £ 900 per calendar month will be registered as the fair rent with effect from 15 January 2024 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, having not been requested to do so, but considered this case on the basis of the papers provided by the parties.

Evidence

3. Neither the Tenant nor Landlord made written submissions, though the Tenant did state in her letter of objection that because of damp and that she had put the flooring down herself. This was not refuted by the Landlord.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Shepherd Bush area of London,, we consider that the rent for the Property in its current condition (based on the information contained in the Landlord's original application for registration of fair rent and the information contained in the Rent Register) and having viewed the property in Street View would be of £900 per calendar, which takes into account a reduction for scarcity . It has not been capped under the provisions of the Rent Acts (Maximum Fair Rents) Order 1999.

Chair: Judge I Mohabir

Date: 15 January 2024

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