



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

**Case Reference** : **LON/00/GB/00AN/F77/2024/0123**

**Property** : **Flat 3 Cotton House, 101 Cobbold Road, London W12 9LS**

**Tenant** : **Mr Patrick Diggins**

**Landlord** : **Shepherds Bush Housing Group**

**Date of Objection** :

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

**Tribunal** : **Judge N O'Brien  
Tribunal Member A Flynn FRICS**

**Date of Summary  
Reasons** : **18 July 2024**

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**DECISION**

**The sum of £186.50 will be registered as the fair rent with effect from 18 July 2024, 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 consideration of the written submissions provided by the Tenant. There were no written submissions from the Landlord.

### **Determination and Valuation**

4. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £520 per week. The rent was adjusted to allow for differences between the terms and conditions considered usual for such a letting in today's market, and the condition of the property at the date of determination under the Rent Act 1977. Any benefit derived from the tenant's improvements would be disregarded but we have no knowledge of these.

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

6. The full valuation is shown below:

Market Rent		£520 per week
Less adjustment- terms	approx. 20%	(£104)
Adjusted market rent		£416
<i>Less</i> Scarcity	approx. 20%	(£83)
		£332.80

**Fair rent** £332.80, say £333 per week

### **Decision**

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £333 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £186.50 week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £186.50 per week is to be registered as the fair rent or this property.

**Chairman: Judge N O'Brien**

**Date: 18 July 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA