



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

**Case Reference** : **LON/00AE/F77/2024/0192**

**Property** : **First Floor Flat, 171 Chevening Road,  
London NW6 6DT**

**Tenant** : **Mr R Norman**

**Landlord** : **Fawnvale Investments Limited**

**Date of Objection** : **20 March 2024**

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

**Tribunal** : **J.Pittaway  
S. Redmond MRICS**

**Date of Summary  
Reasons** : **31 July 2024**

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**DECISION**

**The sum of £308 per week will be registered as the fair rent with effect from 31 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 and the Landlord.

### Determination and Valuation

4. Having consideration of the comparable evidence proved by the Landlord, particularly that in respect of the ground floor flat at 171 Chevening Road (two bedrooms and two bathrooms let at £610 per week in 2023) and a flat in 177 Chevening Road (three bedrooms let at £480 per week) and 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 £550 per week.

From this level of rent we have made adjustments in relation to the limited information that we have been provided with as to the condition of the property, noting that the property was first let in 1978 and the limited improvements stated by the landlord to have been carried out since then.

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

6. The full valuation is shown below:

Market Rent	per week	£550
<i>Less</i>		
Deduction for condition of property		<u>£165</u>
		£385
<i>Less</i>		
Scarcity	approx. 20%	<u>£ 77</u>
		£308

7. The Tribunal determines a rent of £308 per week

**Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £308 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £344.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £308 per week is to be registered as the fair rent of this property.

**Chairman: J. Pittaway**

**Date: 31 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