



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

**Case Reference** : **LON/00AW/F77/2024/0502**

**Property** : **Flat A, 59 St. Quintin Avenue,  
London, W10 6NZ**

**Tenant** : **Mr R Nolan & Mrs S Nolan**

**Landlord** : **Peabody Trust**

**Date of Objection** : **23 July 2024**

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

**Tribunal** : **Mr A Parkinson MRICS**

**Date** : **11 December 2024**

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**DECISION**

**The sum of £259.00 per week will be registered as the fair rent with effect from 11 December 2024, being the date the Tribunal made the Decision.**

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## 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. 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 limited written submissions provided by the Tenant.

### 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 £750 per week. From this level of rent we have made adjustments in relation to:

Tenant repair obligations.  
Furnishings.  
Condition.

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

6. The full valuation is shown below:

	per week
Market Rent	£750.00
<i>Less</i>	
Tenant repair obligations, lack of furniture and condition approx. 15%	£112.50
<i>Less</i>	
Scarcity approx. 20%	£127.50
	<b>£510.00</b>

7. The Tribunal determines a rent of £510 per week.

**Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £510 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £259.00 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £259.00 per week is to be registered as the fair rent of this property.

**Chairman: Mr A Parkinson Date: 11 December 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