



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

Case Reference : **LON/00AJ/F77/2024/0636**

Property : **Flat 3, 374 Uxbridge Road, London, W5
3LH**

Tenant : **Mrs J McCann**

Landlord : **Peabody Trust**

Date of Objection : **20 August 2024**

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

Tribunal : **Mr A Parkinson MRICS**

Date : **18 February 2025**

DECISION

The sum of £249.00 per week will be registered as the fair rent with effect from 18 February 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 but considered this case on the basis of the papers provided by the parties.

Evidence

3. There were no written submissions from the parties aside from the Tenant objection letter dated 13 August 2024.

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 £400 per week. From this level of rent we have made adjustments in relation to:

Tenant repair and internal decoration liability.
No furnishings or white goods.
No floor coverings or curtains.

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

6. The full valuation is shown below:

Market Rent		per week £400
<i>Less</i>		
Tenant repair and redecoration requirements)	
Furnishings and white goods) approx. 17.5%	
Floor coverings and curtains)	
		<u>£ 70</u>
		£330
<i>Less</i>		
Scarcity	approx. 20%	<u>£ 66</u>
		£264

7. The Tribunal determines a rent of £264.00 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £264.00 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £249.00 per calendar month/week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £249.00 per week is to be registered as the fair rent or this property.

Chairman: Mr A Parkinson

Date: 18 February 2025

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