



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

**Case Reference** : **LON/00AY/F77/2025/0055**

**Property** : **Flat 12B Herne Hill Mansions, Herne Hill, London SE24 9QN**

**Tenant** : **Mrs Terrance Jones**

**Landlord** : **Eleven Stars Investments Inc c/o Welmanage**

**Date of Objection** : **7 December 2025**

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

**Tribunal** : **Mr D Jagger MRICS**

**Date of Summary Reasons** : **15 April 2025**

---

**DECISION**

**The sum of £952.00 per month will be registered as the fair rent with effect from 15 April 2025, 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, and the determination was based upon the documents provided by the parties and the Rent Officer together with Google Maps and Righmove.

### Evidence

3. The parties did not request a hearing, and the Tribunal has consideration of the Tenants written submissions, and the Landlords completed Reply Form and floor plan. The Landlord provided the Tribunal with comparable evidence of rental values for similar properties in the building.

### Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Herne Hill area, we consider that the open market rent for the property in its current condition would be in the region of £1700 per month. From this level of rent we have made adjustments in relation to:

The terms of tenancy, no carpets and curtains, no white goods, dated fittings, old and single glazed window units and dated common parts which equates to approximately 30%.

5. The Tribunal has also made an adjustment for scarcity at 20%

6. The full valuation is shown below:

Market Rent		£1,700
<i>Less</i>	approx. 30%	£510
		<u>£1,190</u>
<i>Less</i>		
Scarcity	approx. 20%	<u>£238</u>
		£952

**7. The Tribunal determines a rent of £952.00 per calendar month.**

### **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £952.00 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £993.50 per month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £952.00 per month is to be registered as the fair rent of this property.

**Chairman: Duncan Jagger MRICS      Date: 15 April 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 subsequent application for permission to appeal should be made on Form RP PTA