



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

Case Reference : **LON/00BK/F77/2025/0039**

Property : **44A Fermoy Road, London, W9 3NH**

Tenant : **Mr S Caesar**

Landlord : **A M Investments**

Date of Objection : **4 December 2024**

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

Tribunal Members : **S Beckwith MRICS
I B Holdsworth FRICS**

Date : **11 April 2025**

DECISION

The sum of £343 per week will be registered as the fair rent with effect from 11 April 2025, being the date the Tribunal made the Decision.

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SUMMARY REASONS

Background

1. Following an objection from the Landlord 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 carried out an inspection of the property on 11 April 2025. The Tenant, Mr Caesar, was present. The Landlord did not attend.
3. The Tribunal found the property to be a two-bedroom ground floor flat in a converted terraced property. There is a living room, kitchen and bathroom. A rear patio area and garden is accessed via the kitchen.

Evidence

4. The Tribunal has consideration of the reply forms submitted by the Landlord and the Tenant and the further written submissions provided by the Landlord.

Determination and Valuation

5. Having consideration of the comparable evidence proved by the Landlord 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 £525 per week. From this level of rent we have made adjustments in relation to:
 - The Tenant having provided all white goods, floor and window coverings and other furnishings.
 - The bathroom is dated and the Tenant has improved the kitchen.
 - The condition of the windows and damp issues within the property.
6. The Tribunal has also made an adjustment for scarcity.
7. The full valuation is shown below:

MARKET RENT		per week £525
LESS		
Tenant's provision of white goods, floor/wall coverings	5%	£26.25
Unimproved kitchen/bathroom	5%	£26.25
Condition of windows/damp	5%	£26.25
Market rent less deductions		£446.25
Less scarcity	20%	£89.25
Market rent less deductions and scarcity		£357.00
ADJUSTED MARKET RENT		£357

8. The Tribunal determines a rent of £357 per week.

Decision

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £357 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £343 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £343 per week is to be registered as the fair rent for this property.

Chairman: Sarah Beckwith MRICS

Date: 11 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.