



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

**Case Reference** : **LON/00AL/F77/2025/0058**

**Property** : **57 Queens Grove, St Johns Wood,  
London NW8 6EN**

**Tenant** : **Mrs J T Ravden**

**Landlord** : **The Eyre Estate, c/o Savills**

**Date of Objection** : **12 December 2024**

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

**Tribunal** : **Mr D Jagger MRICS  
Mr O Miller**

**Date of Summary  
Reasons** : **14 April 2025**

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**DECISION**

**The sum of £47,520 per annum will be registered as the fair rent with effect from 14 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 inspected the property on the 14 April 2025 in the presence of the Tenant.

### Evidence

3. The parties did not request a hearing, and the Tribunal has consideration of completed Reply Forms from the parties together with a floor plan and a schedule of Improvements undertaken by Mrs Ravden. The parties did not provide the Tribunal with comparable evidence of rental values for similar properties in the area.

### Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the St Johns Wood area, we consider that the open market rent for the property in its current condition would be in the region of £132,000 per annum. (£11,000 per month). From this level of rent we have made adjustments in relation to:

The onerous terms of tenancy, (the tenant has full repairing and insuring obligations) no white goods, no carpets, complete refurbishment of the property, external decorations, reconstruction of garage, driveway, external steps and conservatory, no central heating, improvements in accordance with the tenant's schedule which equates to approximately 55%

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

6. The full valuation is shown below:

Market Rent		£132,000 pa
<i>Less</i>	approx. 55%	£72,600
		<u>£59,400</u>
<i>Less</i>		
Scarcity	approx. 20%	<u>£11,880</u>

£47,520

**7. The Tribunal determines a rent of £47,520 per calendar annum.**

### **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £47,520 per annum. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £55,784 per annum. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £47,520 per annum is to be registered as the fair rent of this property.

**Chairman: Duncan Jagger MRICS      Date: 14 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