



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

Case Reference : **LON/00AG/F77/2025/0036**

Property : **Flat 15 Inglewood Mansions, 289
West End Lane, London NW6 1RE**

Tenant : **Sivanandha Senathirajah**

Landlord : **Inglewood Mansions Holdings Ltd.**

Date of Objection : **2 December 2024**

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

Tribunal : **Mrs S Phillips MRICS, Valuer Chai**

Date : **7 May 2025**

DECISION

The sum of £700 per calendar month will be registered as the fair rent with effect from 7 May 2025, being the date the Tribunal made the Decision.

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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. 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 written submissions provided by the Tenant and the Landlord.

Determination and Valuation

4. Having consideration of the comparable evidence provided by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £1,250 per calendar month. From this level of rent we have made adjustments in relation to the condition of the property and the lack of central heating.
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

Market Rent		per calendar month £1,250
<i>Less</i>		
Unmodernised property) 10%	
Worn carpets & curtains) 5%	
Worn white goods) 5%	
No central heating) 10%	
		<u>£375</u>
		£875
<i>Less</i>		
Scarcity	approx. 20%	<u>£175</u>
		£700

7. The Tribunal determines a rent of £700 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £700 per calendar month. Due to this being a first registration, the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply. In this case the rent of £700 per calendar month is to be registered as the fair rent for this property.

Chairman: Mrs S Phillips MRICS

Date: 7 May 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