



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

Case Reference	:	FR/LON/00BD/F77/2025/0092
Property	:	37 Castelnau Gardens, London, SW13 8DU
Tenant	:	Mrs. C. F. O'Shea
Landlord	:	Poundminster Ltd
Type of Application	:	Determination of a Fair Rent – Section 70, Rent Act 1977
Tribunal Members	:	Judge Sarah McKeown Ms. Bygrave MRICS
Date and venue of Consideration	:	10 Alfred Place, London WC1E 7LR
Date of Summary Reasons	:	12 May 2025

DECISION

The sum of £1,536 per calendar month will be registered as the fair rent with effect from 12 May 2025, being the date the Tribunal made the Decision.

SUMMARY REASONS

The Background

1. On 18 December 2024 the Rent Officer registered a rent of £1,440 per calendar month, effective from 18 January 2025. 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.

2. The last registered fair rent was £1,348 per calendar month, effective from 18 January 2023.
3. Directions were issued on 20 March 2025 by the Tribunal. The parties were directed to provide reply forms, and invited to submit any relevant information and submissions.
4. The Tribunal did not inspect the Property but considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

Evidence

5. From the information provided, it appears that 37 Castelnau Gardens, London, SW13 8DU (“the Property”) is a self-contained purpose-built flat, on the ground floor with full central heating, comprising one living room, two bedrooms, one kitchen and a bathroom/WC (as set out on the floor plan provided by the landlord). There is use of a private garden at the rear. The Property is let on a monthly tenancy which commenced on 25 March 1970.
6. The Tribunal has considered the representations from the landlord. In summary, these says that the rent increase is not in line with a recent rent registration carried out for a similar property and the deduction made from the market rent may be excessive (although it is said that I was not clear how the figure was reached).
7. The tenancy is subject to s.11 Landlord and Tenant Act 1985. Council Tax is paid for by the tenant.
8. No services or furniture has been provided by the Landlord. No improvements are said to have been carried out since the last rent registration. There are no allegations of disrepair.
9. Neither party has submitted any comparable evidence.

Determination and Valuation

10. Having consideration of the evidence and our own expert, general knowledge of rent values in the area, we consider that the open market rent for the Property in a good tenable condition would be in the region of £2,400 per calendar month. From this level of rent we have made adjustments in relation to:

- (a) No services provided by the landlord;
- (b) The repairing obligations as set out above – tenant responsible for internal decorations;
- (c) No furniture provided by the Landlord;
- (d) White goods, curtains, carpet and floor coverings provided by the Tenant
- (e) No double-glazing.

11. The full valuation is shown below:

	Per month
Market rent	£2,400
Less deductions as above	<u>20% -£480</u>
Adjusted rent	£1,920
Less scarcity	<u>20% -£384</u>
Fair rent	£1,536

12. The Tribunal therefore determines a rent of £1,536 per calendar month for the purposes of s.70.

Decision

13. The uncapped fair rent initially determined by the Tribunal for the purposes of s.70 was £1,536 per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1,546 per calendar month. The calculation of the capped rent is shown on the decision form. In this case, the lower rent of £1,536 per calendar month is to be registered as the fair rent for this property.

Name: Judge Sarah McKeown Date: 12 May 2025

APPEAL PROVISIONS

These summary reasons are provided to give the parties and 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.