



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

**Case Reference** : **LON/00BJ/F77/2025/0098**

**Property** : **15 Skelbrook Street, London, SW18  
4EY**

**Tenant** : **Mr & Mrs J C Gardner**

**Landlord** : **Grainger Bradley Limited**

**Date of Objection** : **15 January 2025**

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

**Tribunal** : **Mr A Harris LLM FRICS FCI Arb**

**Date of  
Reasons** : **20 May 2025**

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**DECISION**

**The sum of £326.50 per quarter will be registered as the fair rent with effect from 20 May 2025, being the date the Tribunal made the Decision.**

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## **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 did not inspect the property but considered this case on the basis of the papers provided by the parties.

### **Evidence**

3. There were no written submissions from the landlord.
4. The tenant completed the reply form and stated that central heating and double glazing were installed by the Landlord. The tenant fitted the kitchen and provided a bathroom as the house previously only had an external WC. Dampness was noted in several rooms said to be due to defective rendering on the flank wall. No rental evidence was provided.

### **Determination and Valuation**

5. In the absence of rental comparables provided by the parties the tribunal has relied on its own expert, general knowledge of rental values in the area. We consider that the open market rent for the property in the condition and with the amenities the market would expect would be in the region of £680.00 per week. From this level of rent we have made adjustments in relation to:
  - a. No carpets curtains or white goods
  - b. No bathroom or internal WC.
  - c. A basic dated kitchen
  - d. General condition

The Tribunal has also made an adjustment for scarcity.

6. The full valuation is shown below:

<b>Fair rent</b>			
		PW	
Market rent		£	680.00
less condition & terms	40%	-£	<u>272.00</u>
adjusted rent		£	408.00
less scarcity off adj rent	20%	-£	<u>81.60</u>
Fair rent		£	326.40

7. The Tribunal determines a s70 rent of £326.00 per week.

## **8. Decision**

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £326.50 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £367.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £326.50 per week is to be registered as the fair rent for this property.

**Chairman: A Harris**

**Date: 20 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