



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

Case Reference : **LON/00BD/F77/2025/0090**

Property : **Front Basement, 4 Riverdale Road,
Twickenham, TW1 2BS**

Tenant : **John Wright**

Landlord : **Quadron Properties Ltd C/O Goodsir
Commercial Ltd**

Date of Objection : **19 November 2024**

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

Tribunal : **R Waterhouse FRICS**

Venue : **Determination on Papers**

Date : **12 May 2025**

DECISION

The sum of £728.00 per month will be registered as the fair rent with effect from 12 May 2025 date the Tribunal made the Decision.

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Full 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. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties. The property comprises a self-contained converted flat, with no central heating and no double glazing, one room, a kitchen, a bathroom/ WC a store and a garage.

Evidence

3. The Tribunal has had consideration of the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

4. Having consideration of any comparable evidence proved 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 tenable condition would be in the region of £1400.00 per calendar month. From this level of rent we have made adjustments in relation to:

No central heating – 10%

No Double glazing 5%

Internal decoration liability for tenant 10%

Disrepair 5%

Tenant's improvements 5%

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

6. The full valuation is shown below:

Market Rent		£1400.00 pcm
<i>Less</i>		
Deductions as listed above 35%		£910.00
<i>Less</i>		
Scarcity	20%	£182.00
		£728.00

7. The Tribunal determines a rent of £728.00 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£728.00 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 **£913.00 per month**. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£728.00 per calendar month** is to be registered as the fair rent or this property from **12 May 2025**.

Chairman: **R Waterhouse FRICS**
12 May 2025

Date:

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