



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

**Case Reference** : **LON/00AW/F77/2025/0052**

**Property** : **Flat 1, 4 Melbury Road London W14  
8LP**

**Tenant** : **Miss L Robinson**

**Landlord** : **Jove Properties (One) Ltd Jove  
Properties (Two) Ltd**

**Date of Objection** : **21 October 2024**

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

**Tribunal** : **R Waterhouse FRICS  
C Piarroux JP**

**Venue** : **Determination on Papers after an  
inspection**

**Date** : **20 May 2025**

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**DECISION**

**The sum of £26254 per year including service charge of £2854.19 per year, of which £400.66 is attributable to fuel per year will be registered as the fair rent with effect from 20 May 2025 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 did inspect the property. The property comprises a self-contained converted flat, full central heating comprising three rooms, one kitchen, one bathroom/WC and a garden. The front living room has high ceilings; the tenant added a radiator and has also refurbished the flooring. The landlord has capped off the fireplace. The master bedroom had cracks in ceiling and the tenant had extended the existing floor level cupboards to ceiling. The second bedroom, the tenant has added mirrors to door, and there are cracks in ceiling. Within the kitchen, the tenant installed splash back tiles, worktop, new fridge and shelving and washing machine. The kitchen units are original and tired; there are cracks in the ceiling. In the bathroom, the tenant has installed a new wash basin, installed heated towel rail and shower unit. The bath is original as is the toilet. The hall has new central lighting added by the tenant. Overall, the flat has been rewired by the tenant who has been in occupation for around 50 years.

### 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 tenantable condition would be in the region of **£5000.00 per calendar month**. This level of rent takes into account the presence of communal heating. From this level of rent we have made adjustments in relation to: the improvements and disrepair of the property.

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

6. The full valuation is shown below:

Market Rent	<b>£5000.00 per calendar month</b>
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*Less*

Tenants' responsibility for internal decoration

Deduct **5%**

Tenants' responsibility for white goods, carpets/curtains

Deduct **5%**

Disrepair- cracking-tenants' improvements

Deduct **15%**

	Deduct	<b>£1250 pcm</b>
	Subtotal	<b>£3750 pcm</b>
Less Scarcity	<b>20%</b>	<b>-£750 pcm</b>
Leaves		<b>£3000 pcm</b>

7. The Tribunal determines under section 70, a rent of **£3000 per calendar month** which is equivalent to **£36000 per year** inclusive of service charge of **£2854.19 per year** of which **£400.66 pa** is attributed to fuel charges.

### **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£36000 per year** including service charge of **£2854.19 per year** of which **£400.66 per year** is attributable to fuel charges. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£26254.00 per year** including service charge of **£2854.19 per year** of which **£400.66 per year** is attributable to fuel charges. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£26254.00 per year** is to be registered as the fair rent of this property from **20 May 2025**.

**Chairman: R Waterhouse FRICS 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