



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

Case reference : **LON/00AS/F77/2025/0061**

Property : **17 Black Rod Close, Hayes, UB3 4QJ**

Tenant : **Mr M Warner
Mrs D Warner**

Landlord : **A2Dominion Homes Ltd**

Date of Objection : **30th January 2025**

Type of Application : **Fair rent**

Tribunal : **Judge Nicol
Ms M Bygrave MRICS**

Date of Decision : **2nd June 2025**

DECISION

The sum of £969.05 per calendar month will be registered as the fair rent with effect from 2nd June 2025, being the date the Tribunal made the Decision.

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. 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 parties.

Determination and Valuation

4. Having consideration of 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 £2,100 per calendar month. From this level of rent we have made adjustments in relation to:

- The condition of the property
- Decoration obligations

5. The Tribunal has also made an adjustment for scarcity.

6. The full valuation is shown below:

Market Rent	£2,100 per calendar month
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Less

- | | | |
|--------------------------|---|-------------|
| • Condition | } | |
| • Decoration obligations | } | approx. 20% |

420
1,680

Less

Scarcity	approx. 20%
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336
£1,344

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,344 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 £969.05 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £969.05 per calendar month is to be registered as the fair rent of this property.

Chairman: Judge Nicol

Date: 2nd June 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