



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

Case Reference : **LON/00BD/F77/2025/0117**

Property : **60 Ashleigh Road, London SW14 8PX**

Tenant : **Mrs Brenda Scotting**

Landlord : **Mr R Bloomfield**

Date of Objection : **11 February 2025**

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

Tribunal : **Judge Tagliavini
Mrs S Redmond MRICS**

Date : **3 June 2025**

DECISION

The sum of £208 per week will be registered as the fair rent with effect from 3 June 2025 being the date the Tribunal made the Decision.

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

Evidence

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

Determination and Valuation

4. Having consideration of the comparable evidence provided 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/ its current condition would be in the region of £520 per week. From this level of rent we have made adjustments of 40% in relation to:

Lack of central heating;
External disrepair;
Unmodernised kitchen;
Unmodernised bathroom;
Lack of white goods;
Terms of tenancy :

Adjusted market rent: £312 per week

5. The Tribunal has also made an adjustment of 20% for scarcity which provides a weekly rent of £249.60.
6. The full valuation is shown below:

Market Rent	£520
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<i>Less</i>	40%
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Less

Scarcity	20% £62.40
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Fair rent:	£249.60 per week
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7. The Tribunal determines a Fair Rent of £249.60 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £249.60 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £208 per week.
9. The Landlord has carried works since the last rent registration to roof and drains. These will have a minimal effect on rental and would not exceed 15% of previous rent i.e. £26.55. The tribunal received the Tenant's comments on damp before works. Taking a further 5% deduction for condition if works not carried out (ie 45%) gives an adjusted market rent of £286 which equates to £228.80 after scarcity. The difference is £249.60-£228.8=£20.80. This is less than 15% of previous rent so the Maximum Fair Rent cap applies.
10. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £208 per week is to be registered as the fair rent for this property.

Chairman: Judge Tagliavini

Date: 3 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