



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

**Case Reference** : **LON/00AT/F77/2025/0064**

**Property** : **Flat 5, 42 The Grove, Isleworth,  
Middlesex TW7 4JF**

**Tenant** : **Mr D Bigwood**

**Landlord** : **Bankway Properties Ltd c/o Hamways  
Ltd**

**Date of Objection** : **11 December 2024**

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

**Tribunal** : **Mr D Jagger MRICS**

**Date of Summary  
Reasons** : **10 June 2025**

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**DECISION**

**The sum of £1,140 per calendar month will be registered as the fair rent with effect from 10 June 2025, being the 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.
2. The parties did not request a hearing or inspection to determine this matter and the Tribunal agreed with this arrangement and considered this case on the basis of the papers provided by the parties and the Rent Officer with the assistance of Rightmove and Google Maps.

### Evidence

3. The Tribunal received a completed Reply Statement from the landlord. The parties did not provide evidence of market rents in the general area. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 26 November 2024.

### Determination and Valuation

4. Having consideration of the Landlords evidence and our own expert, general knowledge of rental values in the Isleworth area, we consider that the open market rent for the property in its current condition would be in the region of **£1,900** per calendar month. From this level of rent we have made adjustments in relation to:

Terms of tenancy, no white goods, no carpets or curtains, evidence of damp to cupboard in bedroom 2, no window in the kitchen, no radiators in the bedrooms, dated kitchen and bathroom fittings. This equates to approximately 25%

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

6. The full valuation is shown below:

Market Rent		£1,900	pm
Less	approx. 25%	£475	
		£1,425	

Less  
Scarcity

approx. 20%

£285

**£1,140 pm**

### **Decision**

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£1,140** 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 £1,295.50 per calendar month. The calculation of the capped rent is shown on the decision form.

**8. In this case therefore the lower rent of £1,140 per calendar month is to be registered as the fair rent for this property.**

**Chairman: Duncan Jagger MRICS      Date: 10 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 subsequent application for permission to appeal should be made on Form RP PTA