



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

Case reference : LON/00AE/F77/2025/0141

Property : 5 Pargraves Court, Brook Avenue,
Wembley, Middlesex HA9 8PG

Tenant : Brenda Purcell

Landlord : Origin Housing

Date of Objection : 5th March 2025

Type of Application : Fair rent

Tribunal : Judge Nicol

Date of Decision : 7th July 2025

DECISION

The sum of £ per calendar month will be registered as the fair rent with effect from 7th July 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. The tenant completed and returned the Tribunal's Reply Form, supported by a letter dated 12th June 2025. She set out her difficulties in making representations because her records are in storage while her landlord fits a new bathroom to accommodate her disabilities but also summarised her complaints about the condition of her flat and the standard of service received from her landlord.

4. The landlord did not provide any evidence or representations.

Determination and Valuation

5. Having consideration of the Tribunal's own expert, general knowledge of rental values in the area, it is considered that the open market rent for the property in good tenantable condition would be in the region of £500 per week. From this level of rent I have made adjustments in relation to:

- The condition of the property
- The lack of white goods
- The lack of floor coverings or curtains
- Decoration obligations

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

7. The full valuation is shown below:

Market Rent		£500 per week
Less		
• Condition	}	
• White goods	}	
• Floor coverings/curtains	} approx. 40%	
• Decoration obligations	}	
		<u>200</u>
		300
Less		
Scarcity	approx. 20%	<u>60</u>
		£240

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £296.70 per week, inclusive of services. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £181.70 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £181.70 per week is to be registered as the fair rent for this property.

Chairman: Judge Nicol

Date: 7th July 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