



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

Case Reference : **LON/00AW/F77/2025/0154**

Property : **Flat 4, 58 Queens Gate Terrace,
London, SW7 5PJ**

Tenant : **Baron Van Bronckhorst**

Landlord : **Dorrington Residential Limited**

Date of Objection : **9 March 2025**

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

Tribunal : **Ms S Beckwith MRICS
Ms H C Bowers MRICS**

Date : **2 July 2025**

DECISION

The sum of £21,275 per annum will be registered as the fair rent with effect from 2 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 carried out an inspection of the property on 2 July 2025. The Tenant, Mr Van Bronckhorst, was present. The Landlord did not attend.
3. The Tribunal found the Property to be a fourth floor one bedroom flat with living room, kitchen, bathroom and separate WC.

Evidence

4. The Tribunal has consideration of the reply forms submitted by the Landlord and the Tenant.
5. The Tribunal is also in receipt of information provided by the Rent Officer, which shows a fixed service charge of £322.18 per annum.

Determination and Valuation

6. 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 £2,600 per calendar month.
7. The Tribunal were cognisant of similar sized properties in the area in superior specification buildings in the vicinity being let for in excess of £3,000 per month. The rent of £2,600 per calendar month adopted by the Tribunal takes into account the nature of the building, with common parts shared with the ground floor commercial tenant, the access to the Property being up four significant flights of stairs (no lift) and the issues of water pressure and minor cracking/staining.
8. From this level of rent we have made adjustments in relation to:
 - The Tenant having provided all white goods, floor and window coverings and other furnishings.
 - The scaffolding and netting surrounding the property, which affects the light entering and view from the property, as well as general inconvenience, including dust.
9. The Tribunal has also made an adjustment for scarcity.

10. The full valuation is shown below:

		Per calendar month
MARKET RENT		£2,600
Less		
Tenant's provision of white goods, furniture, etc) approx. 5%	£130.00
Scaffolding/netting surrounding building) approx. 10%	£260.00
Market rent less deductions		£2,210.00
Less £26.85 per month for services		£2,183.15
Less scarcity	approx. 20%	£436.63
Market rent less deductions, services and scarcity		£1,746.52
Plus £26.85 per month for services		£1,773.37
ADJUSTED MARKET RENT		£1,773

11. The Tribunal determines a rent of £1,773 per calendar month and this equates to approximately £21,275 per annum.

Decision

12. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £21,275 per annum. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £22,675.50 per annum. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £21,275 per calendar annum is to be registered as the fair rent for this property.

Chairman: Sarah Beckwith MRICS

Date: 2 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