



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

Case Reference : **LON/00BK/F77/2025/0111**

Property : **Basement Flat, 20 Charlton Hill, St
Johns Wood, London NW8 0JY**

Tenant : **Mr Scott Poulton**

Landlord : **The Eyre Estate c/o Savills**

Date of Objection : **29 January 2025**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **25 May 2025**

DECISION

The sum of £1,360 per calendar month will be registered as the fair rent with effect from 28 May 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.
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 completed Reply Statements from the parties together with a schedule of open market rents from the Landlords agent. The Rent Officers two Registrations and calculations for the most recent registration on the 22 January 2025.

Determination and Valuation

4. Having consideration of the Landlords evidence and our own expert, general knowledge of rental values in the St Johns Wood area, we consider that the open market rent for the property in its current condition would be in the region of **£2000** 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, damp in kitchen and understairs cupboard, tenants installation of kitchen fittings. This equates to approximately 15%

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

6. The full valuation is shown below:

Market Rent		£2000	pm
<i>Less</i>	approx. 15%	£300	
		£1700	
<i>Less</i>			

Scarcity

approx. 20%

£340

£1,360

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£1,360** 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 £1,685 per calendar month. The calculation of the capped rent is shown on the decision form.

8. In this case therefore the lower rent of £1,360 per calendar month is to be registered as the fair rent of this property.

Chairman: Duncan Jagger MRICS Date: 29th May 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