



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

Case Reference : **LON/00AF/F77/2025/0178**

Property : **Flat 4 Beverley House, Foxgrove Avenue, BR3 5AZ**

Tenant : **Mr E Hoad**

Landlord : **Abevill Estate c/o Keyte & Co**

Date of Objection : **18 February 2025**

Type of Application : **Rent Act 1977**

Tribunal : **Ian B Holdsworth FRICS**
RICS Registered Valuer 079475
Michaela Bygrave MRICS
RICS Registered Valuer

Date of Summary Reasons : **31 July 2025**

DECISION

The sum of £1400 per month will be registered as the fair rent with effect from 31 July 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 based on the papers provided by the parties.

Evidence

3. There were written submissions from the Landlord but none from the Tenant.

Determination and Valuation

4. 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 a satisfactory condition would be in the region of £2,000 per month. From this level of rent we have made adjustments to reflect any tenant improvements, disrepair and obsolescence at the property. Details of the adjustments made are shown in the valuation table below.

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

6. The full rental valuation is shown below:

Property: Flat 4 Beverley House Foxgrove Avenue BR3 5AZ						
Fair rent calculation in accordance with s(70) Rent Act 1977						
Market rent			£2,000.00	per month		
Disregards				Deduction per month	as % of rent per month	
Carpets, curtains white, goods, soft furnishing				£100.00	5.00%	
Internal decoration liability				£50.00	2.50%	
Dilapidations and obsolescence				Deduction per month	as % of rent per month	
Dated kitchen fittings				£150.00	7.50%	
Improvements undertaken by tenant				Deduction per month	as % of rent per month	
None advised						
Total deductions				£250.00	15.00%	
Adjusted Rent balance				£1,750.00		
Less Scarcity 20.00%				£350.00		
Adjusted Market Rent				£1,400.00	per month	Uncapped rent
Capped rent in accordance with Rent Acts (Maximum Fair Rent) Order 1999				£1,457.00	per month	Capped rent

7. The Tribunal determines a rent of £ 1,400 per month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,400 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1,457 per month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1,400 per month is to be registered as the fair rent for this property.

Chairman: Ian B Holdsworth

Date: 31 July 2025

APPEAL PROVISIONS

You can only appeal this determination if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.

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