



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

Case Reference : **LON/00AE/F77/2025/0185**

Property : **Flat A, 31 Chevening Road, London
NW6 6DB**

Tenant : **Mrs Everine Agatha Shand**

Landlord : **Sovereign Network Group**

Date of Objection : **7 April 2025**

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

Tribunal : **Judge Tagliavini
Mrs S Redmond MRICS**

Date : **20 August 2025**

DECISION

The sum of £267.50 per week will be registered as the maximum fair rent with effect from 20 August 2025 being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Tenant dated 7 April 2025 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.

Evidence

3. Neither party provided the tribunal with written submissions in respect of this appeal although the tribunal had regard to the information provided previously.

Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its current condition, would be in the region of £508 per week. From this level of rent the tribunal made adjustments of 15% in relation to:

Terms of tenancy (decorations)
Lack of white goods
Lack of curtains and carpets

Adjusted market rent: £432.00 per week

5. The Tribunal has also made an adjustment of 20% for scarcity which provides a weekly rent of £346.00 per week (rounded).
6. The full valuation is shown below:

Market Rent: £508 per week

Less 15%

Adjusted Market rent: £432.00 per week

Less

Scarcity 20%

Fair rent: £346.00 per week

7. The Tribunal determines a Fair Rent of £346.00 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £346.00 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £267.50 per week.
9. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £267.50 per week is to be registered as the fair rent for this property.
10. However, in the landlord's Reply to the tribunal, the landlord stated that the current rent at the time of issuing the RR1 application, the rent was £148.62 per week and the proposed rent increase was to £171.55, over a two year period ie. year one increase to £152.64 and year two increase is estimated at £156.65, subject to September 2025 CPI (Consumer Price Index). As per government guidelines the landlord's increases are capped at CPI plus 1%, so if a higher rent than requested is registered by the Valuation Office Agency/tribunal this would not be enforced.

Chairman: Judge Tagliavini

Date: 20 August 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