



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

Case Reference : **LON/00BD/F77/2025/0188**

Property : **11 Wellesley Court, Popes Avenue,
Twickenham, TW2 5TF**

Tenant : **Mr S Mordell**

Landlord : **Fairdale Property Trading Limited**

Date of Objection : **7 April 2025**

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

Tribunal Members : **Judge Dutton
Ms. M Bygrave MRICS**

**Date and venue of
Consideration** : **Paper determination**

Date of Decision : **26 August 2025**

DECISION

The sum of £1,088.50 per calendar month will be registered as the fair rent with effect from 26 August 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 on the basis of the papers provided by the parties.

Evidence

3. There were no written submissions from the parties, save that on the reply form the landlord referred to location.

Determination and Valuation

4. Having consideration of our own expert and general knowledge of rental values in the area, we consider that the open market rent for the property its current condition would be in the region of £2055 per calendar month. From this level of rent we have made adjustments in relation to:
 - a. The repairing obligations of the tenant,
 - b. the lack of white goods, curtains and carpets
 - c. and the property condition
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

Market Rent		£2055 per month
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Less

Deductions for a to c above)	approx. 20%	£411.00
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£1644

Less

Scarcity	approx. 20%	<u>£329 (rounded)</u>
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£1,315

7. The Tribunal determines a rent of £1315 per calendar month

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1315 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 £1,088.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1,088.50 per calendar month is to be registered as the fair rent of this property.

Chairman: Judge Dutton

Date: 26 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