



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

**Case Reference** : **LON/00AJ/F77/2025/0201**

**Property** : **2 Cumberland Road, London, W7 2EA**

**Tenant** : **Mrs Ann Ash**

**Landlord** : **Great Deal Investments Ltd**

**Date of Objection** : **8 May 2025**

**Type of Application** : **1977 Rent Act**

**Tribunal** : **Ian B Holdsworth FRICS**  
RICS Registered Valuer 079475

**Date of Summary  
Reasons** : **2 September 2025**

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**DECISION**

**The sum of £526.50 per month will be registered as the fair rent with effect from 2 September 2025, being the date the Tribunal made the Decision.**

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## **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. The Landlord returned a completed Tribunal Reply Form which included details of the property and an asking rent for a comparable property. The Tenant made no written submissions.

### **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 £1400 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:

|                                                                                   |  |  |                       |                     |                        |               |
|-----------------------------------------------------------------------------------|--|--|-----------------------|---------------------|------------------------|---------------|
| <b>Property: 2 Cumberland Road, London, W7 2EA</b>                                |  |  |                       |                     |                        |               |
| Fair rent calculation in accordance with s(70) Rent Act 1977                      |  |  |                       |                     |                        |               |
| Market rent                                                                       |  |  | £1,400.00             | per month           |                        |               |
| <b>Disregards</b>                                                                 |  |  |                       | Deduction per month | as % of rent per month |               |
| Carpets , curtains white, goods, soft furnishing                                  |  |  |                       | £140.00             | 10.00%                 |               |
| Internal decoration liability                                                     |  |  |                       | £70.00              | 5.00%                  |               |
| <b>Dilapidations and obsolescence</b>                                             |  |  |                       | Deduction per month | as % of rent per month |               |
| Unmodernised kitchen                                                              |  |  |                       | £140.00             | 10.00%                 |               |
| <b>Improvements undertaken by tenant</b>                                          |  |  |                       | Deduction per month | as % of rent per month |               |
| None advised                                                                      |  |  |                       |                     |                        |               |
|                                                                                   |  |  | Total deductions      | £280.00             | 25.00%                 |               |
|                                                                                   |  |  | Adjusted Rent balance | £1,120.00           |                        |               |
| Less Scarcity 20.00%                                                              |  |  |                       | £224.00             |                        |               |
| Adjusted Market Rent                                                              |  |  |                       | £896.00             | per month              | Uncapped rent |
| Capped rent in accordance with<br><i>Rent Acts (Maximum Fair Rent) Order 1999</i> |  |  |                       | £ 526.50            | per month              | Capped rent   |

7. The Tribunal determines a rent of £526.50 per month.

### Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £896 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £526 per month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £526.50 per month is to be registered as the fair rent for this property.

**Chairman: Ian B Holdsworth**

**Date: 2 September 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