



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

Case Reference : **ME/LON/00AW/F77/2025/0107**

Property : **Flat 1, 25 De Vere Gardens, London,
W8 5AN**

Tenant : **Miss K Dunne**

Landlord : **Mountview Estates PLC**

Date of Objection : **29 January 2025**

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

Tribunal : **Mr O Dowty MRICS
Mr N Miller**

Date of Decision : **21 July 2025**

**Date of Summary
Reasons** : **3 September 2025**

DECISION

The sum of £2,398.50 per calendar month, including £104.28 for services, will be registered as the fair rent with effect from 21 July 2025, being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Tenant 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 Tribunal has consideration of the written submissions provided by the Tenant and the Landlord.

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 good tenable condition would be in the region of £3,750 per calendar month. From this level of rent we have made adjustments in relation to:

- The lease terms at the property being less attractive to a potential tenant than would generally be expected in the market as regards internal decorations and repairs.
- The tenant's provision of white goods, floor coverings, curtains and other similar furnishings which a landlord would usually provide in the market.
- The kitchen being dated.

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

6. The full valuation is shown below:

Property:	Flat 1, 25 De Vere Gardens, London, W8 5AN				
Fair rent calculation in accordance with s(70) Rent Act 1977					
Market Rent			£3,750	per month	
Disregards				Deduction per month	as % of monthly rent
Lease terms			£281.25	7.5%	
Tenant's provision of white goods, floor coverings, curtains, etc.			£187.50	5.0%	
Dated kitchen			£93.75	2.5%	
Total deductions			£562.50	15.00%	
Market rent less deductions			£3,187.50	per month	
LESS £104.28 for services			£3,083.22		
Less Scarcity	20.00%	of Market rent less deductions and services		£616.64	
Adjusted Market Rent LESS £104.28 for services			£2,466.58	per month	
Adjusted Market Rent INCLUDING £104.28 for services			£2,570.86	per month	
SAY			£2,570	per month	

7. The Tribunal determines a rent of £2,570 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £2,570 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 £2,398.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £2,398.50 per calendar month is to be registered as the fair rent for this property.

Chairman: Mr O Dowty MRICS

Date: 3 September 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