



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

Case Reference : **LON/00AN/F77/2025/0181**

Property : **54B Lakeside Road, London W14 0DN**

Tenant : **Mrs Jennifer Anderson-Ruske**

Landlord : **The Guinness Partnership**

Date of Objection : **30 March 2025**

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

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

Date : **20 August 2025**

DECISION

The sum of £250.50 per week will be registered as the 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 30 March 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. In her objection to the registered rent the tenant asserted that the registered rent was significantly more than the £172.32 per week requested by the landlord in its application. The tribunal also had regard to the information provided previously.

Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and its own expert, general knowledge of rental values in the area, the tribunal considers that the open market rent for the property in its current condition, would be in the region of £500 per week. From this level of rent, adjustments of 15% have been made to reflect the terms of tenancy.
5. This provided an adjusted market rent: £425.00 per week.
6. The Tribunal has also made an adjustment of 20% for scarcity which provides a weekly fair rent of £340.00.
6. The full valuation is shown below:

Market Rent : £500

Less 15%

Adjusted Market rent: £425

Less

Scarcity 20%

Fair rent: £340 per week

7. The Tribunal determines a Fair Rent of £340.00 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £340.00 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £250.50 per week.
9. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £250.50 per week is to be registered as the fair rent for this property.

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