



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

Case Reference : **LON/00AJ/F77/2025/0149**

Property : **31 Mount Park Crescent, London, W5
2RR**

Tenant : **Mr Bandy**

Landlord : **Mr Israel Moskowitz as trustee for the
Trustees of
the Israel Moss Children's Trust c/o
agent**

Date of Objection : **15 January 2025**

Type of Application : **1977 Rent Act**

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

**Date of Summary
Reasons** : **15 September 2025**

DECISION

The sum of £880.50 per month will be registered as the fair rent with effect from 15 September 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 based on the papers provided by the parties.

Evidence

3. There was no written submission from either the Landlord or Tenant.

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 £2,000 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:

Property: 31 Mount Park Crescent, London, W5 2RR						
Fair rent calculation in accordance with s(70) Rent Act 1977						
Market rent		£2,000.00	per month			
Disregards				Deduction per month	as % of rent per month	
Carpets , curtains white, goods, soft furnishing				£100.00	5.00%	
Internal decoration liability				£100.00	5.00%	
Dilapidations and obsolescence				Deduction per month	as % of rent per month	
Unmodernised kitchen				£150.00	7.50%	
Improvements undertaken by tenant				Deduction per month	as % of rent per month	
None advised						
		Total deductions		£250.00	17.50%	
		Adjusted Rent balance		£1,750.00		
Less Scarcity 20.00%				£350.00		
Adjusted Market Rent				£1,400.00	per month	Uncapped rent
Capped rent in accordance with				£ 880.50	per month	Capped rent
Rent Acts (Maximum Fair Rent) Order 1999						

7. The Tribunal determines a rent of £880.50 per month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £880.50 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1,400 per month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £880.50 per month is to be registered as the fair rent for this property.

Chairman: Ian B Holdsworth

Date: 15 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**