



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

Case Reference : **LON/00BK/F77/2025/0212**

Property : **Flat C, 123 Ashmore Road, London,
W9 3DA**

Tenant : **Mr John Francis Kirby**

Landlord : **Sovereign Network Group**

Date of Objection : **25 April 2025**

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

Tribunal : **Mr Charles Norman FRICS**

**Date of Summary
Reasons** : **21 September 2025**

DECISION

The sum of £241.50 per week will be registered as the fair rent with effect from 21 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 on the basis of the papers provided by the parties.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Landlord. The tenant did not provide a Reply Form. Neither party referred to comparables.

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 condition would be in the region of £500 week. From this level of rent we have made adjustments in relation to:

Absence of landlord's carpets/curtains
Absence of landlord's white goods
Tenants internal repairing obligations

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

6. The full valuation is shown below:

Market Rent	per week	£500
<i>Less</i>		
Absence of landlord's carpets/curtains)		
Absence of landlord's white goods)		
Tenants internal repairing obligations)		
	approx. 15%	
		<u>£75</u>
		£425
<i>Less</i>		
Scarcity	approx. 20%	<u>£85</u>
		£340

7. The Tribunal determines an uncapped rent of £340 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £340 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £241.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £241.50 per week is to be registered as the fair rent of this property.

The parties should note that the registered fair rent is the maximum rent recoverable, but the landlord may choose to charge less.

Chairman: Mr C Norman FRICS

Date: 21 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 subsequent application for permission to appeal should be made on Form RP PTA