



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

Case Reference : **LON/00AE/F77/2025/0213**

Property : **395A High Road, Willesden, London
NW10 2JN**

Tenant : **Mr Iain Begg**

Landlord : **Yewdon Properties Ltd**

Representative : **None**

**Date of Landlord's
Objection** : **18 May 2025**

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

Tribunal : **Mr D Jagger MRICS
Mr J Francis**

**Date of Summary
Reasons** : **23 October 2025**

DECISION

The sum of £378 per calendar month will be registered as the fair rent with effect from 23 October 2025, being the date, the Tribunal made the Decision.

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.

2. The parties did not request a hearing to determine this matter and the Tribunal agreed with this arrangement. The Tribunal considered this case on the basis of the papers provided by the parties and the Rent Officer with the assistance of Rightmove and Google Maps.

The Inspection

3 The Tribunal inspected the property on the 23 October 2025 in the presence of the tenant Mr Begg.

Evidence

4. The Tribunal received completed Reply Statements from the parties. In addition, the Landlord's agent provided comparable evidence of rental levels in the area together with a helpful floor plan. The Tribunal had before it, the Rent Officers first Registration and calculations for the rent registration on the 30 January 2024 to take effect on the 16 February 2024.

Determination and Valuation

5. Having consideration of the parties evidence and our own expert, general knowledge of rental values in the Willesden area, we consider that the open market rent for the property in its current condition would be in the region of **£1,050** per month.

6 The Tribunal considered the submissions from the tenant regarding the condition of the property and based upon the inspection we consider a deduction of **£577.50** per month (55%) should be applied to take into account the archaic condition of the property including kitchen fittings, significant plaster repairs and cracking, no white goods, carpets or curtains provided by the landlord, terms of tenancy agreement, tenant arranged for installation of boiler. This equates to approximately 55%

6. The Tribunal has also made an adjustment for scarcity at 20%

7. The full valuation is shown below:

Market Rent		£1,050	pm
<i>Less</i>	approx. 55%	£577.50	
		£472.50	
Less Scarcity	approx. 20%	<u>£94.50</u>	
		£378 pm	

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£378** per calendar month. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply as this is a first registration.

9. Therefore the rent of £378 per calendar month is to be registered as the fair rent for this property.

Chairman: Duncan Jagger MRICS Date: 23 October 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