



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

Case Reference: LON/00AS/F77/2025/0231

Property: 72 Charnwood Road, Uxbridge, Middlesex,
UB10 0HE

Tenant: Mrs F Ghaznavi

Landlord: Places for People

Date of Objection: 18 June 2025

Type of Application: Section 70, Rent Act 1977

Tribunal: Judge I Mohabir
Ms M Bygrave MRICS

**Date of Extended
Reasons** : 6 October 2025

DECISION

The sum of £248.20 per week will be registered as the fair rent with effect from 6 October 2025 being the date the Tribunal made the Decision.

EXTENDED 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 documentary evidence only.

Evidence

3. No written submissions were received from the landlord. However, the Tribunal noted that, despite the registration of a higher fair rent, the landlord, as a social landlord, does in fact charge a lower rent in accordance with its prevailing annual rent increase formulation or policy.
4. Written representations were made on behalf of the tenant variously dated from 10-12 September 2025 in which general unsupported assertions were made about the improvements she had allegedly carried out to the property having taken out a loan, for which she is still paying for. This assertion was supported by limited photographic evidence provided and was of decking and a patio roof covering. It is important to note that the tenant's assertion about the improvements carried out by her and the cost was unchallenged by the landlord. Accordingly, the Tribunal accepted the tenant's evidence on this issue and applied the appropriate discount below for the rental value attributable to the improvements carried out by her.

Determination and Valuation

5. Having consideration of our own expert, general knowledge of rental values in the area of Uxbridge, we consider that the open market rent for the property in its current condition would be in the region of £474.23 per week.
6. From this level of rent we have made global adjustments in relation to:

The tenant's decorating liability
No white goods
No floor covering or curtains
Tenant's improvements for tenant's refit of kitchen, installation of new bathroom suite and redecoration, wood decking, pergola roof and turfing of the garden.
7. After deducting the amount for services, the Tribunal has also made an adjustment for scarcity.
8. The full valuation is shown below:

Market Rent		per week £474.23
Less		
Deductions above	)	
	)	35%
	)	
		<u>£308.25</u>
Less		
Service charge		<u>£7.99</u>

		£300.26
<i>Less</i>		
Scarcity	approx. 20%	<u>£60.05</u>
		£240.21
<u>Plus Service charge</u>		<u>£7.99</u>
		£248.20

9. The Tribunal determines a rent of £248.20 per week.

Decision

10. The rent has not been capped under the provisions of the Rent Acts (Maximum Fair Rents) Order 1999 as it is below MFR of £264 per calendar week.

Tribunal Judge: Mr I Mohabir

Date: 6 October 2025

APPEAL PROVISIONS

These extended reasons are provided to give the parties an indication as to how the Tribunal made its decision. Any application for permission to appeal should be made on Form RP PTA.