



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

Case Reference : **LON/00AW/F77/2025/0242**

Property : **Flat B, 19 Ifield Road, London SW10
9AZ**

Tenant : **Alicja Anna Kasak**

Landlord : **Northumberland & Durham Property
Trust Ltd**

Date of Objection : **10 July 2025**

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

Tribunal : **Judge P Korn
Ms M Bygrave MRICS**

**Date of
Reasons** : **30 October 2025**

DECISION

The sum of £1,164.80 per calendar month will be registered as the fair rent with effect from 27 October 2025, being the date on which the Tribunal made the Decision.

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.

No Inspection

2. In line with current procedures, the Tribunal has not inspected the Property as neither party has requested an inspection.

Evidence

3. The Tribunal has considered the findings of the Rent Officer and the other documentation provided to it. Neither party provided its own comparable evidence.

Determination and Valuation

4. With the benefit of our own general knowledge of rental values in the area as an expert Tribunal and having considered comparable evidence sourced by us, our view is that the open market rent for the Property would be in the region of £2,240 per calendar month if it was in good condition. From this level of rent we have made adjustments to reflect the actual condition of the Property and other relevant factors.

Overall we have made a deduction of 35% to reflect the following: the lack of central heating, the unmodernised kitchen and bathroom, the lack of white goods, the single-glazed wooden sash windows being in poor condition, the leak from the premises above resulting in the ceiling being at risk of collapse and the electricity having to be turned off in the kitchen, and the fact that internal decoration is the Tenant's responsibility.

5. We have also made a 20% deduction for scarcity.

6. The full valuation is shown below:

	per calendar month
Market Rent	£2,240
<i>Less</i>	
Deduction of 35% to reflect poor condition etc	£784
NEW SUB-TOTAL	£1,456
<i>Less</i>	
Scarcity at approx. 20%	£291.20
TOTAL	£1,164.80

7. Therefore the uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,164.80 per calendar month.

8. The Property qualifies for capping, and the capped rent for the Property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1,314.00 per calendar month. The calculation of the capped rent is shown on the decision form.

9. In this case the uncapped fair rent is lower than the capped rent and therefore the amount of £1,164.80 per calendar month is to be registered as the fair rent for the Property.

Chairman: Judge P Korn

Date: 30 October 2025