FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	**LON/00AG/F77/2025/0226**
Property	:	**Flat 3, 8 Inglewood Road, London NW6 1QZ**
Tenant	:	**Mr Charles William Spall**
Landlord	:	**Castle Lane Securities Ltd**
Representative	:	**Hamways Limited**
Date of Tenant's Objection	:	**12 June 2025**
Type of Application	:	**Section 70, Rent Act 1977**
Tribunal	:	**Mr D Jagger MRICS** **Mr C Piarroux JP**
Date of Summary Reasons	:	**29 October 2025**

DECISION

The sum of £728 per calendar month will be registered as the fair rent with effect from 29 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 **29 October 2025** in the presence of the tenant Mr Spall.

Evidence

4. The Tribunal received completed Reply Statements from the parties. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on **22 May 2025** to take effect on that date.

Determination and Valuation

5. Having consideration of the Landlords evidence and our own expert, general knowledge of rental values in the West Hampstead area, we consider that the open market rent for the property in its current condition would be in the region of **£1,400** per month. From this level of rent we have made adjustments in relation to:

6. Terms of tenancy agreement, no white goods, no carpets or curtains, small floor area and poor configuration, This equates to approximately **35%**

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

The full valuation is shown below:

Market Rent		£1,400	pm
Less	approx. 35%	£490	

		£910
Less Scarcity	approx. 20%	£728
		£728 pm

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£728** per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£1,003.50** per calendar month. The calculation of the capped rent is shown on the decision form.

9 **In this case therefore the lower rent of £728 per calendar month is to be registered as the fair rent for this property.**

Chairman: Duncan Jagger MRICS Date: 29 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