



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

Case Reference : **LON/00AW/F77/2025/0234**

Property : **Flat 218, Sussex Mansions, Old Brompton Road, London SW7 3JZ.**

Tenant : **Prof. J. Lloyd-Webber**

Landlord : **Vectacase Ltd.**

Type of Application : **Assessment of Fair Rent**

Date of Application : **4 July 2025**

Tribunal Members : **Tribunal Judge S.J. Walker
Tribunal Member Mr. S. Johnson
MRICS**

Date of Summary Reasons : **7 October 2025**

DECISION

The sum of £5,200 per quarter will be registered as the fair rent with effect from 6 October 2025, being the date the Tribunal made the decision.

SUMMARY REASONS

Background

1. Following an objection by the tenant dated 4 July 2025 to the Rent Officer's valuation of the fair rent of the above property at £5,855.85 per

quarter with effect from 25 June 2025, the Tribunal has made a determination.

2. The landlord had served a notice proposing a new rent of £5,800 per quarter in place of the existing rent of £5,098 per quarter. The tenancy commenced on 31 August 1973. A tenancy agreement was not included in the papers.
3. A previous fair rent of £5,098 per quarter was registered with effect from 22 December 2022.

Inspection

4. Neither party requested an inspection of the property, and none was carried out.

Evidence

5. The Tribunal has considered the written submissions provided by the tenant and the landlord. Neither party provided its own comparable evidence.

Determination and Valuation – Market Rent

6. Having considered our own knowledge of rental values in the area as an expert Tribunal, our view is that the open market rent for the property would be £800 per week if it was in good condition. This equates to £10,400 per quarter.
7. To reflect the fact that the tenant has a decorating liability, that there are no floor coverings or curtains, that there are no white goods and that the kitchen is unmodernised we have deducted 35%.
8. To reflect the poor lift service and the ongoing rodent infestation we have deducted a further 2.5%
9. The Tribunal has also made a 20% deduction for scarcity from the adjusted market rent.

10. The full valuation is shown below

Market Rent	per quarter £10,400
<i>Less</i>	
Deductions as set out above of 37.5%	£3,900
Sub-total	£6,500
<i>Less</i>	
Scarcity of approx. 20%	£1,300
Total	£5,200

11. This is a case where the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply do not apply.

Name: Judge S.J. Walker

Date: 7 October 2025

ANNEX - RIGHTS OF APPEAL

- The Tribunal is required to set out rights of appeal against its decisions by virtue of the rule 36 (2)(c) of the Tribunal Procedure (First-tier Tribunal)(Property Chamber) Rules 2013 and these are set out below.
- If a party wishes to appeal against this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the First-tier Tribunal at the Regional office which has been dealing with the case.
- The application for permission to appeal must arrive at the Regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.
- If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.
- The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal, and state the result the party making the application is seeking.