



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

Case Reference : **LON/00AW/F77/2025/0247**

Property : **18 Ovington Street, London SW3 2JB**

Tenant : **Mrs S Von Meister**

Landlord : **Northumberland & Durham Property
Trust Ltd c/o Grainger PLC**

**Date Tenants
Objection received** : **22 July 2025**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **10 November 2025**

DECISION

The sum of £8103 per calendar quarter will be registered as the fair rent with effect from 10 November 2025, being the date, the Tribunal made the Decision.

SUMMARY 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.
2. The parties did not request a hearing or an inspection 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.

Evidence

3. The Tribunal **did not** receive completed Reply Statements from the parties nor any comparable evidence of rental levels in the area. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 30 June 2025 to take effect on the 3 August 2025.

Determination and Valuation

4. Having consideration of the limited evidence from the parties and our own expert, general knowledge of rental values in the Chelsea area, we consider that the open market rent for the property in its current condition would be in the region of **£24,000** per quarter. (approximately £8,000 per month) From this level of rent we have made adjustments in relation to:

Terms of tenancy agreement, no white goods, no carpets or curtains, no central heating and tenant's improvements over the years. This equates to approximately 45%

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

6. The full valuation is shown below:

Market Rent		£24000	pq
<i>Less</i>	approx. 45%	£10,800	
		£13,200	
Less Scarcity	approx. 20%	<u>£2,640</u>	

£10,560 pq

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£10,560** per calendar quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £8103 per calendar quarter. The calculation of the capped rent is shown on the decision form.

8. In this case therefore the lower rent of £8103 per calendar quarter is to be registered as the fair rent for this property.

Chairman: Duncan Jagger MRICS Date: 10 November 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