



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

Case Reference : **LON/00BJ/F77/2025/0251**

Property : **First Floor Flat, 56 Bendemeer Road
London SW15 1JU**

Tenant : **Mrs PE Beardwell**

Landlord : **Rystead Estates Limited**

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

Tribunal Members : **Ms TE Richards-Clarke (chair)
Mr K Ridgeway (Surveyor Member)**

Date of Decision : **17 November 2025**

DECISION

The sum of £265.50 per week will be registered as the fair rent with effect from 17 November 2025, being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. The landlord submitted an application dated 24 April 2025 to register a fair rent. The landlord proposed a rent of £285 per week. Following this application the Rent Officer registered a Fair rent of £194 per week effective from 13 June 2025. The previous fair rent determined by the First Tier Tribunal was £235 a week effective from 13 June 2023.
2. Following an objection from the landlord to the determination of this fair rent by the Rent Officer, the Tribunal has made a determination under the provisions of the Rent Act 1977. The case was determined on the papers without an inspection on 17 November 2025.

Determination and Valuation

3. This property is a self-contained flat in a concerted mid-terraced house comprising of two rooms, Kitchen, Bathroom / W.C. with garden.
4. Some rental evidence was provided by the landlord. That, together the Tribunals own expert and general knowledge of rental values in the area, we consider that the open market rent for the property in the condition and with the amenities the market would expect to be in the region of £450 per week. This rent has then been adjusted down by 25% to reflect no central heating and that the tenant has provided floorings and curtains and white goods. A further reduction of 20% has been made to reflect scarcity, giving a rent of £270 per week.
5. However, The Rent Acts (Maximum Fair Rent) Order 1999, limits the amount the rent can be increased. In this case the increase is limited to £65.50 per week.

Decision

6. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £270 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £164.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £164.50 week is to be registered as the fair rent or this property.

Chair: Tonya Richards-Clarke

Date: 17 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA