



FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : **LON/00BD/F77/2025/0248**
Property : **29 Cambrian Road, Richmond, Surrey,
TW10 6JQ**
Tenant : **Ghislaine Gautier**
Landlord : **Richmond Foundation**
Type of Application : **Section 70, Rent Act 1977**
Tribunal : **Judge Shepherd and Carolyn Barton MRICS**

Date of Summary Reasons **27th November 2024**

DECISION

The sum of **£1,392** per annum will be registered as the fair rent with effect from 25th November 2025 being the date the Tribunal made the Decision.

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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.

Inspection

2. The Tribunal did not carry out an inspection.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant and landlord.

Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £2000 per calendar month. From this level of rent we have made adjustments in relation to:

No carpets and curtains – 5%

No white goods – 5%

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

6. The full valuation is shown below:

Market rent £2000 per calendar month.

Less condition and scarcity- £ 600 per month

Equals- £1400 pcm

The maximum fair rent is £1392

Therefore the Tribunal determines a rent of £1392 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1400 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 £1392. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1392 is to be registered as the fair rent for this property.

Chairman: Judge Shepherd

25th 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