



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

**Case Reference** : **LON/00AS/F77/2025/0259**

**Property** : **11 Northwood Road, Harefield,  
Uxbridge, Middlesex, UB9 6PL**

**Tenant** : **Mrs BJ Dexter**

**Landlord** : **Mountview Estates PLC**

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

**Tribunal:** : **Judge Shepherd and Carolyn Barton  
MRICS**

**Date of Summary  
Reasons** : **25<sup>th</sup> November 2024**

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**DECISION**

**The sum of £228 per week will be registered as the fair rent with effect from 25<sup>th</sup> 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 considered the written submissions provided by the Tenant and landlord.

### **Determination and Valuation**

4. Having considered the comparable evidence provided 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 tenable condition would be in the region of £2100 per calendar month or £485 per week. From this level of rent we have made adjustments in relation to:

Lack of repair – 10%

Lack of floor coverings – 5%

No white goods- 5%

Unmodernised kitchen -5%

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

6. The full valuation is shown below:

Market rent £2100 per calendar month.

Disrepair-£210

Less contents- £210 per calendar month

Unmodernised kitchen -£105

Less scarcity- £420 per calendar month

Equals- £1154 pcm or £266.54 per week

The maximum fair rent is £228 pcm

Therefore the Tribunal determines a rent of £ 228 per calendar month.

**Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1470 per calendar month or £339 per week . The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £228 per calendar month is to be registered as the fair rent of this property.

**Chairman: Judge Shepherd**

**25<sup>th</sup> 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