



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

Case Reference : **LON/00AC/F77/2025/0113**

Property : **151 Springwood Crescent, Edgware
HA8 8SQ**

Tenant : **Mr Alex Zarkadoulas;
Mrs Sarah Ward-Zarkadoulas**

Landlord : **Sovereign Network Group (Income
Management)**

Date of Objection : **28 January 2025**

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

Tribunal : **Mr A Harris LLM FRICS FCIArb**

**Date of Summary
Reasons** : **1 December 2025**

DECISION

The sum of £266.00 per calendar month will be registered as the fair rent with effect from 1 December 2025, being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Landlord 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 inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. The Tribunal has considered the written objection provided by the Landlord. There were no written submissions from the parties.
4. The Landlord stated that when the last registration was made the Landlord mistakenly said the Tenant had a 70% equity share instead of 25%. In Directions dated 2 June 2025 the tribunal ruled it had no power to correct this for the purposes of the capped rent calculation.

Determination and Valuation

5. In the absence of rental comparables provided by the parties the tribunal has relied on its own expert, 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 would be in the region of £2000.00 per calendar month. From this level of rent we have made adjustments in relation to:
 - a. Tenants repair/decorating liability
 - b. No white goods no carpet or curtains
 - c. Tenants improvements to the kitchen
6. The Tribunal has also made an adjustment for scarcity.
7. The full valuation is shown below:

Fair rent		
		PCM
Market rent		£ 2,000.00
less condition & terms	25%	<u>-£ 500.00</u>
adjusted rent		£ 1,500.00
less scarcity off adj rent	20%	<u>-£ 300.00</u>
Fair rent		£ 1,200.00

8. This figure is then further adjusted to produce the specified rent in the ownership agreement of £783.75 plus any service charge, management, audit, insurance fee and any ground rent at £5.00 to give a fair rent of £788.75 per calendar month.

Decision

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £788.75 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 £266.00 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £266.00 per calendar month is to be registered as the fair rent of this property.

Chairman: A Harris

Date: 1 December 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