



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

Case Reference : **LON/ooBK/F77/2025/0308**

Property : **Flat 3, Oakley House, 61 Riding House
St, W1W 7EQ**

Tenant : **Mr B Brindle Ms S Ramtohul**

Landlord : **The Riverside Group**

Date of Objection : **25 September 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 £1138.00 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 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 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 Tenant. The tenant pointed out the description of the accommodations wrong as the flat only had one room on the ground floor and not two. However the tribunal cannot retrospectively change the rent registered last time and must apply the Fair Rent Order calculation to it.
4. There were no other written submissions from the parties.

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 £2390.00 per calendar month. From this level of rent we have made adjustments in relation to:
 - a. Tenant decorating liability
 - b. No carpets curtains or white goods
6. The Tribunal has also made an adjustment for scarcity.
7. The full valuation is shown below:

Fair rent		PCM
Market rent		£ 2,390.00
less condition & terms	30% -£	717.00
adjusted rent	£	1,673.00
less scarcity off adj rent	20% -£	334.60
Fair rent	£	1,338.40

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1338.4 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 £1138.00 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1138.00 per calendar month is to be registered as the fair rent or this property.
9. The tribunal notes that the rent paid by the tenant may be a social rent which can only be increased by the rise in the Consumer Prices Index plus 1%. The jurisdiction of the tribunal is limited to finding a fair rent as set out in the Rent Act which is the maximum rent which can be charged and it has no power over the level of a social rent. If applicable it is the lower of the social rent and fair rent which is due from the tenant.

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