



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

Case Reference : **FR/LON/ooBJ/F77/2025/0233**

Property : **Flat 5 Terrapin Court, Terrapin Road, London, SW17 8QW**

Tenant : **Mrs J Delgado**

Landlord : **Gateway Trust Ltd**

Date of Objection : **30 June 2025**

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

Tribunal Members : **Mr O Dowty MRICS
Mr L Packer**

Date and venue of Consideration : **27 October 2025 – 10 Alfred Place, London, WC1E 7LR**

Date of Decision : **2 December 2025**

DECISION

The sum of £1,102.50 per calendar month (including £48.23 per calendar month for services) will be registered as the fair rent with effect from 27 October 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 carried out an inspection of the property on 27 October 2025.

Evidence

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

Determination and Valuation

4. Having consideration of 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 £2,200 per calendar month. From this level of rent we have made adjustments in relation to:
 - The terms of the tenancy being such that the tenant is responsible for internal decorations
 - The tenant's provision of white goods, floor coverings, curtains and similar items which would usually be provided by a landlord in the market
 - The lack of central heating at the property
 - The tenant's having installed the kitchen
 - The bathroom being dated
 - The dampness, and associated poor condition, in the rear bedroom
 - The condition of the exterior of the building and the common parts

5. The Tribunal has also made an adjustment for scarcity.
6. Having considered the information provided, the Tribunal finds that the amount that should be recorded as being included in the rent for services is £48.23 per month.
7. The full valuation is shown below:

Property: Flat 5 Terrapin Court, Terrapin Road, London, SW17 8QW			
Fair rent calculation in accordance with s[70] Rent Act 1977			
Market Rent	£2,200	per month	
LESS		Deduction per month	as % of monthly rent
Lease Terms		£110.00	5.0%
White Goods, Floor Coverings, Curtains, etc		£110.00	5.00%
No Central Heating		£220.00	10%
Tenant's Kitchen		£110.00	5.00%
Dated Bathroom		£55.00	2.50%
Damp and Condition of Rear Bedroom		£165.00	7.5%
Condition of Exterior and Common Parts		£55.00	2.5%
	Total deductions	£825.00	37.50%
	Market rent less deductions	£1,375.00	per month
Makret rent less deductions & less £48.23 per month services		£1,326.77	
Less Scarcity 20.00% of Market rent less deductions & services		£265.35	
Adjusted Market Rent less services		£1,061.42	
Adjusted Market Rent INCLUDING £48.23 per month services		£1,109.65	
	SAY	£1,110	per month
			Uncapped rent

8. The Tribunal determines a rent of £1,110 per calendar month.

Decision

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,110 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 £1,102.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1,102.50 per calendar month is to be registered as the fair rent for this property.

Chairman: Mr O Dowty MRICS

Date: 2 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA