



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

**Case Reference** : **LON/ooBB/F77/2025/0274**

**Property** : **19 Churston Avenue, London, E13 0R**

**Tenant** : **Mrs V Winkworth**

**Landlord** : **Mr & Mrs Farson**

**Date of Objection** : **12 June 2025**

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

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

**Date of Summary Reasons** : **9 December 2025**

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**DECISION**

**The sum of £156.00 per week will be registered as the fair rent with effect from 9 December 2025, being the date the Tribunal made the Decision.**

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## **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 submissions provided by the Tenant and the Landlord.
4. The tenants submission consisted of the reply form giving details of the accommodation and stating there were no carpets, curtains or white goods.
5. The landlord supplied details of three self contained flats taken from Rightmove which contained minimal details but all appeared to be superior to the subject non self contained accommodation. The tribunal derived little assistance from them. The condition was described as fair.

### **Determination and Valuation**

6. 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 the condition and with the amenities the market would expect would be in the region of £300 per week. From this level of rent we have made adjustments in relation to:
  - a. Condition
  - b. No carpets curtains or white goods
7. The Tribunal has also made an adjustment for scarcity.
8. The full valuation is shown below:

<b>Fair rent</b>		PW
Market rent		£ 300.00
less condition & terms	35% -£	<u>105.00</u>
adjusted rent		£ 195.00
less scarcity off adj rent	20% -£	39.00
Fair rent		£ 156.00

## **Decision**

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £156.00 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £178.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £156.00 per week is to be registered as the fair rent for this property.

**Chairman: A Harris**

**Date: 9 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