



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

**Case Reference** : **LON/00AG/F77/2025/0286**

**Property** : **Upper Maisonette, 33 Oakford  
Road, London NW5 1AJ**

**Tenant** : **Ms H Channer**

**Landlord** : **The Riverside Group**

**Date of Objection** : **22 August 2025**

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

**Tribunal Members** : **Mrs S Phillips MRICS**

**Date and venue of  
Consideration** : **10 Alfred Place, London**

**Date of Decision** : **8 January 2026**

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**DECISION**

**The sum of £222.50 per calendar week will be registered as the fair rent with effect from 8 January 2026, 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 inspect the property but considered this case on the basis of the papers provided by the parties.

### Evidence

3. The Tribunal has consideration of the written submissions provided by the Landlord. There were no written submissions from the Tenant other than those included within their objection.

### 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 £500 per calendar week. From this level of rent we have made adjustments in relation to there being no provision of white goods, no provision of flooring or curtains, the Tenant's decoration liability and the property not having double glazing.
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

Market Rent		per calendar week £500
<i>Less</i>		
No provision of white goods	) 5%	
No provision of floor covering / curtains	) 5%	
No double glazing	) 5%	
Tenant's decoration liability	) 5%	
		<u>£100</u>
		£400
<i>Less</i>		
Scarcity	approx. 20%	<u>£80</u>
		£320

7. The Tribunal determines a rent of £320.00 per calendar week.

**Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £320.00 per calendar week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £222.50 per calendar week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £222.50 per calendar week is to be registered as the fair rent or this property.

**Chairman: Mrs S Phillips MRICS**

**Date: 8 January 2026**

**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