



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

**Case Reference** : **LON/00AY/F77/2025/0279**

**Property** : **2A Wingford Road, London, SW2 4DS**

**Tenant** : **Mr G.N, & Mrs P.M. Greenway**

**Landlord** : **Mountview Estates PLC**

**Date of Objection** : **8 September 2025**

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

**Tribunal** : **R Waterhouse FRICS**

**Date of Decision** : **16 December 2025**

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**DECISION**

**The sum of £965.00 per calendar month will be registered as the fair rent with effect from 16 December 2025, being the date the tribunal made the Decision.**

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**Full REASONS**

**Background**

1. The landlord submitted an application, dated 11 July 2025, to register a fair rent of £984.00 per month. Previous to the application the Rent Officer had registered a fair rent of £855.00 per month effective from 10 October 2023. Following the application the Rent Officer registered a fair rent of £958.50 per month effective from 10 October 2025. Following an objection from the tenant received by the Rent Officer on 8 September 2025, the tribunal has made a determination under the provisions of the Rent Act 1977.

2. Directions were issued on 23 October 2025. The matter was determined on the papers on 16 December 2025, without an inspection. Neither party requested an inspection or a hearing.

### **Inspection**

3. The property is described in the Rent Register as a self-contained converted flat, without central heating comprising 3 rooms, 1 kitchen/dinner a bathroom and a WC.

4. The tribunal did not inspect the property.

### **Evidence**

#### **Submission by the Tenant**

5. The tribunal only received a copy of the objection to the registered rent from the tenant to the Rent Officer.

6. No further documentation was received.

#### **Submission by the Landlord**

7. The landlord has not made any submissions to the tribunal.

### **Determination and Valuation**

#### **Valuation**

8. In determining the level of rent for the fair rent, the tribunal must carry out a valuation under section 70 of the Rent Act 1977 and then an assessment under the Rent Acts(Maximum Fair Rent) Order 1999. The latter assessment is dependent on the inflation rate between the last registered rent and the date of the current determination which is the date of hearing. The tribunal must then adopt the lower of the two figures as the fair rent to be registered.

9. Having consideration of the comparable evidence proved by the parties and our own expert general knowledge of rental values in the area, the tribunal adopts the figure of £2250.00 per calendar month.

10. From this level of rent we have made adjustments in relation to: (i) terms and conditions the tenancy that is the tenant is responsible for internal decoration which is more onerous than contemporary tenancies from which

the comparables are derived (ii) improvements made by the tenant none are noted (iii) the supply of curtains and carpets and (iv) general condition of the property , including no central heating ,compared with contemporary lettings.

11. The tribunal has also made an adjustment for scarcity at 20%.

Market Rent	£2250pcm
Less: 30% for (i) to (iv) above;	£ 675 pcm
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	£ 1575 pcm
Less 20% for scarcity	£ 315 pcm
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	£1260 pcm

12. The tribunal determines a rent under section 70 of £1260 pcm.

**Decision**

13. The rent calculated under section 70 Rent Act 1977 is £1260 pcm.

14. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £965.00 pcm. The rent calculated under section 70 of the Rent Act 1977 rent is higher than the rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999. Therefore, the tribunal determines the rent to be registered is £965.00 pcm with effect from 16 December 2025.

**Chairman: R Waterhouse FRICS**

**Date: 16 December 2025**

### **Appeal to the Upper Tribunal**

A person wishing to appeal this decision to the Upper Tribunal (Property Chamber) on a point of law must seek permission to do so by making a written application to the First-tier Tribunal at the Regional Office which has been dealing with the case which application must:

- a. be received by the said office within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
- b. identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.

If the application is not received within the 28 –day time limit, it must include a request for an extension of time and the reason for it not complying with the 28- day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.