



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

**Case Reference** : **LON/ooAW/F77/2025/0284**

**Property** : **Flat 1, Lurgan Mansions, 32/33  
Sloane Square, London SW1W 8AQ**

**Tenant** : **Mr C Pateras**

**Landlord** : **Cadogan Estates Ltd c/o Cluttons LLP**

**Date of Landlords  
Objection** : **17 September 2025**

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

**Tribunal** : **Mr D Jagger MRICS**

**Date of Summary  
Reasons** : **14 January 2026**

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**DECISION**

**The sum of £39,513.50 per annum will be registered as the fair rent  
with effect from 14 January 2026, 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.
2. The parties did not request a hearing or an inspection to determine this matter and the Tribunal agreed with this arrangement. The Tribunal considered this case on the basis of the papers provided by the parties and the Rent Officer with the assistance of Rightmove and Google Maps

### **Evidence**

3. The Tribunal received completed Reply Statements from the parties together with comprehensive written ~~representations~~ from the Landlords agent. This included comparable evidence of rental levels in the building and adjacent blocks ~~together~~ with a valuation calculation. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 21 August 2025 to take effect on that date.

### **Determination and Valuation**

4. Having consideration of the Landlords evidence and our own expert, general knowledge of rental values in the Sloane Square area, we consider that the open market rent for the property in its current condition would be in the region of **£85,800** per annum. (approximately £7,150 per month) From this level of rent we have made adjustments in relation to:

Terms of tenancy agreement, no white goods, no carpets or curtains, central heating installed by tenants and dated kitchen and bathroom fittings which the Tribunal were installed in 2000 when the property was refurbished.. This equates to approximately 40%

The Tribunal has taken into consideration the general refurbishment undertaken by the Landlord in 2000.

5. The Tribunal has also made an adjustment for scarcity at 20%

6. The full valuation is shown below:

Market Rent	£85,800	pa
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Less	approx.40%	£34,320
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		£51,480
Less Scarcity	approx. 20%	<u>£10,296</u>
		<b>£41,184 pa</b>

### **Decision**

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£41,184** per annum. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £39,513.50 per calendar annum. The calculation of the capped rent is shown on the decision form.
8. **In this case therefore the lower rent of £39,513.50 per annum is to be registered as the fair rent for this property.**

**Chairman: Duncan Jagger MRICS      Date: 14 January 2026**

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### **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