



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

Case Reference	:	HS/LON/00AG/F77/2025/0307
Property	:	Flat D, 17 Goodge Place, London, W1T 4SQ
Tenant	:	Mr J Taylor
Landlord	:	The Riverside Group
Date of Objection	:	11 September 2025
Type of Application	:	Section 70, Rent Act 1977
Tribunal Members	:	Mr O Dowty MRICS
Date and venue of Consideration	:	2 February 2026 – 10 Alfred Place, London, WC1E 7LR
Date of Decision	:	2 February 2026
Date of Summary Reasons	:	2 February 2026

DECISION

The sum of £1,252.50 per calendar month will be registered as the fair rent with effect from 2 February 2026, 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. I did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. I had consideration of the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

4. Having consideration of my own expert, general knowledge of rental values in the area, I consider that the open market rent for the property in good tenable condition would be in the region of £2,500 per calendar month. From this level of rent I have made adjustments in relation to:
 - a. The lease terms at the property being less attractive than would generally be expected in the market as regards the tenant's liability for internal decorations.
 - b. The tenant's provision of white goods, curtains, floor coverings and other similar furnishings which would usually be provided by a landlord.
 - c. Damp issues at the property.
 - d. The property being single glazed.
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

Property:	Flat D, 17 Goodge Place, London, W1T 4SQ						
Fair rent calculation in accordance with s(70) Rent Act 1977							
Market Rent				£2,500	per month		
LESS				Deduction per month	as % of monthly rent		
Lease Terms				£187.50	7.5%		
White Goods, Floor Coverings, Curtains, etc				£125.00	5.00%		
Damp				£250.00	10.00%		
Single Glazing				£250.00	10%		
			Total deductions	£812.50	32.50%		
			Market rent less deductions	£1,687.50	per month		
Market rent less deductions & less £115.66 per month services				£1,571.84			
Less Scarcity	20.00% of Market rent less deductions & services			£314.37			
Adjusted Market Rent less services				£1,257.47			
Adjusted Market Rent INCLUDING £115.66 per month services				£1,373.13			
			SAY	£1,370	per month	Uncapped rent	

7. The Tribunal determines a rent of £1,370 per calendar month including £115.66 per calendar month for services.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,370 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 £1,252.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1,252.50 per calendar month including £115.66 per calendar month for services is to be registered as the fair rent for this property.
9. It is worth noting that there are disputes of fact between the parties as regards whether the property is located on the lower ground floor or ground floor, and whether the property has double glazing or not. In considering the above determination, I have adopted the tenant's position on both disputes (that the subject property is on the lower ground floor and that it is single glazed) – as in any event this results in a rent figure higher than the 'capped' rent as set out above. It is therefore neither necessary nor proportionate to arrange a hearing to resolve those disputes of fact, as the only impact would be a higher uncapped rent, which would not affect the (capped) amount actually to be registered.

Chairman: Mr O Dowty MRICS

Date: 2 February 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