



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

**Case Reference** : **LON/00BJ/F77/2025/0282**

**Property** : **104 Clapham Common Noth Side,  
London SW4 9SQ**

**Tenant** : **Mr Alan Scott**

**Landlord** : **Northumberland & Durham Property  
Trust c/o Grainger Plc**

**Date of Tenant's  
Objection** : **24 August 2025**

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

**Tribunal** : **Mr D Jagger MRICS  
Ms F Macleod**

**Date of Summary  
Reasons** : **29 January 2026**

---

**DECISION**

**The sum of £132.96 per calendar week will be registered as the fair rent with effect from 29 January 2026, being the date, the Tribunal made the Decision.**

---

## **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, but an inspection was requested in order 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, the inspection and the Rent Officer's calculations.

### **Evidence**

3. The Tribunal received completed a completed Reply Statement from the Tenant and no evidence from the landlord. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 14 August 2025 to take effect on the 18 September 2025.

### **The Inspection**

4. The Tribunal inspected the property following the hearing on the afternoon of 29 January 2026 in the presence of the tenant. The property is a converted first floor studio flat which forms part of a three storey Victorian building. The property is located in an established residential area close to local amenities and station.

### **Determination and Valuation**

5. Having consideration of the Landlord's evidence and our own expert, general knowledge of rental values in the Clapham area, we consider that the open market rent for the property in its current condition would be in the region of **£277** per week. (approximately **£1,200** 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, no central heating, small floor area, kitchen cupboard with very limited work surfaces and storage, and dated sanitary fittings, rot to single glazed sash windows. This equates to approximately 40%

6. The Tribunal has also made an adjustment for scarcity at 20%
7. The full valuation is shown below:

Market Rent		£277	pw
<i>Less</i>	approx. 40%	£110.80	
		£166.20	
Less Scarcity	approx. 20%	<u>£33.24</u>	
		<b>£132.96 pw</b>	

### **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£132.96** 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 **£134.50** per calendar week. The calculation of the capped rent is shown on the decision form.

**9. In this case therefore the lower rent of £132.96 per calendar week is to be registered as the fair rent for this property.**

**Chairman: Duncan Jagger MRICS      Date: 29 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 subsequent application for permission to appeal should be made on Form RP PTA