FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AG/F77/2025/0319**
Property	**:**	**Ground floor flat, 20 Aberdare Gardens, London NW6 3PY**
Tenant	**:**	**D T Hsiung**
Landlord	**:**	**Nigel Braham**
Date of Tenant's Objection	**:**	**28 October 2025**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**Mr D Jagger MRICS** **Mr O Miller**
Date of Summary Reasons	**:**	**5 February 2026**

DECISION

The sum of £5,544 per calendar quarter will be registered as the fair rent with effect from 5 February 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, but an inspection was requested by the tenant 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 Reply Statements from the parties. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 16 October 2025 to take effect on that date.

The Inspection

4. The Tribunal inspected the property in the morning of 5 February 2026 in the presence of the tenant. The property is a converted ground floor 4 room 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 Landlords evidence and our own expert, general knowledge of rental values in the South Hampstead area, we consider that the open market rent for the property in its current condition would be in the region of **£9,900 per quarter** (£3,300 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, dated kitchen fittings, rot infestation to windows and casement door to the garden, evidence of damp to living room and dining room, This equates to approximately 30%

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

7. The full valuation is shown below:

Market Rent		£9,900	pq
Less	approx. 30%	£2,970	

		£6,930
Less Scarcity	approx. 20%	£1,836
		£5,544 pq

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£5,544** per calendar quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£6,107** per calendar quarter. The calculation of the capped rent is shown on the decision form.

9. **In this case therefore the lower rent of £5,544 per calendar quarter is to be registered as the fair rent for this property.**

Chairman: Duncan Jagger MRICS Date: 5 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 subsequent application for permission to appeal should be made on Form RP PTA