



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

**Case Reference** : **LON/00BK/F77/2025/0280**

**Property** : **First Floor Flat, 84C Warwick Avenue, London, W9 2PU**

**Tenant** : **Mr. Roy Charles Hesley**

**Landlord** : **Northumberland & Durham Property Trust Ltd**

**Date of Objection** : **10 July 2025**

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

**Tribunal Members** : **Judge McKeown  
Mrs. J. Rodericks MRICS**

**Date and venue of Consideration** : **10 Alfred Place, London WC1E 7LR**

**Date of Decision** : **15 December 2025**

---

**DECISION**

**The sum of £348.30 per week will be registered as the fair rent with effect from 15 December 2025, 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 subject property is a flat with a living room, kitchen, three bedrooms, bathroom and WC. It has central heating said to have been provided by the Tenant, no double-glazing, carpets and curtains and white goods, all provided by the Tenant. The Tenant states that there had been roof leaks in the past, including 2024 and 2025, and a wall in the WC is peeling/stained. He states that in 2018 he painted and decorated the property and replaced the carpets.

### **Inspection**

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

### **Evidence**

4. The Tenant confirmed by letter dated 20 May 2025 that the Tribunal already had everything that he wished to rely upon. There were no written submissions from the Landlord.

### **Determination and Valuation**

5. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £645 per week. From this level of rent we have made adjustments in relation to:
  - a. Unmodernised kitchen and bathroom
  - b. Lease terms – tenant’s decorating obligation
  - c. No white goods, carpets or curtains
  - d. Internal conditions/leaks/peeling wall
  - e. Tenant provided central heating
6. The Tribunal has also made an adjustment for scarcity.

7. The full valuation is shown below:

Market Rent		per week £645
<i>Less</i>		
Unmodernised kitchen & bathroom		10%
Tenant's decorating obligation		2.5%
No floor coverings/curtains/white goods		5%
Internal condition/leaks/wall peeling etc		5%
No central heating		10%
		£435.38
 <i>Less</i>		
Scarcity	approx. 20%	<u>£87.08</u> £348.30

8. The Tribunal determines a rent of £348.30 per week.

### **Decision**

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £348.30 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £434 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £348.30 per week is to be registered as the fair rent for this property.

**Chairman: Judge McKeown      Date: 15 December 2025**

### **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