

FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : **FR/LON/00AW/F77/2025/0320**

Property : **83D Cromwell Road, London, SW7 5BW**

Tenant : **Mr and Mrs Abondano**

Landlord : **Triplerose Limited**

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

Tribunal : **Judge Shepherd and Carolyn Barton MRICS**

Date of Summary Reasons : **12th February 2026**

DECISION

The sum of £5752.50 per quarter will be registered as the fair rent with effect from 12th February 2026 being the date the Tribunal made the Decision.

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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. The Tribunal were unable to carry out an inspection because we were not allowed an internal inspection by the tenants. We relied on evidence submitted by the parties

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant and landlord.

Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £8850 per quarter. From this level of rent we have made adjustments in relation to:

Lack of Central Heating – 5%

Lack of carpets curtains and white goods- 5%

Disrepair- 5%

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

6. The full valuation is shown below:

Market rent £8850 per calendar month.

Minus adjustments above - £1327.50 per quarter

Less scarcity- £1770 per quarter

Equals- £5752.50 per quarter

The maximum fair rent is £6516 per quarter

Therefore, the Tribunal determines a rent of £5752.50 per quarter.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £5752.50 per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at

£6516 per quarter. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £5752.50 per quarter is to be registered as the fair rent or this property.

Chairman: Judge Shepherd **12th 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