



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

Case Reference : **LON/00AY/F77/2025/0278**

Property : **29 Scholars Road, London, SW12 0PF**

Tenant : **Mr Peter Penn**

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

Date of Objection : **2025**

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

Tribunal : **R Waterhouse FRICS**

Date of Decision : **16 December 2025**

DECISION

The sum of £310.50 per week will be registered as the fair rent with effect from 16 December 2025, being the date the tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, dated 16 July 2025, to register a fair rent of £329.99 per week. Previous to the application the Rent Officer had registered a fair rent of £275.00 per week effective from 10 October 2023. Following the application the Rent Officer registered a fair rent of £287.03 per week effective from 10 October 2025. Following an objection from the landlord dated 4 September 2025 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. Directions were issued on 23 October 2025. The matter was determined on the papers on 16 December 2025, without an inspection. Neither party requested an inspection or a hearing.

Inspection

3. The property is described in the Rent Register as a terraced house without central heating, comprising; on the ground floor one room, one kitchen, / diner, on the first floor three rooms, one shower/WC and outside a WC,

4. The tribunal did not inspect the property.

Evidence

Submission by the Tenant

5. The tenant made no submissions.

Submission by the Landlord

6. The landlord made no submissions.

Determination and Valuation

Valuation

12. In determining the level of rent for the fair rent, the tribunal must carry out a valuation under section 70 of the Rent Act 1977 and then an assessment under the Rent Acts(Maximum Fair Rent) Order 1999. The latter assessment is dependent on the inflation rate between the last registered rent and the date of the current determination which is the date of hearing. The tribunal must then adopt the lower of the two figures as the fair rent to be registered.

13. Having consideration of the comparable evidence proved by the parties and our own expert general knowledge of rental values in the area, the tribunal adopts the figure of £3400.00 per calendar month.

14. The tribunal notes the tenancy commenced in 1929; therefore, it is assumed that any improvements to the property have been carried out by the tenant. The tribunal therefore considers the unimproved state of the property to be that present in 1929.

From the application for a fair rent the tribunal is aware that the tenant is responsible for the internal repairs and decorations. Such a tenancy would be expected that the tenant supplies the carpets, curtains and white goods.

For the this the tribunal makes an allowance of 50%.

15. The tribunal has also made an adjustment for scarcity at 20%.

Market Rent	£3400 pcm
Less: 50% for condition and terms;	£ 1700 pcm

	£ 1700 pcm
Less 20% for scarcity	£ 340 pcm

	£ 1360 pcm

16. The tribunal determines a rent under section 70 of £1360 pcm.

Decision

17. The rent calculated under section 70 Rent Act 1977 is £1360 pcm which is equivalent to £313.84 per week.

18. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £310.50 per week. The rent calculated under section 70 of the Rent Act 1977 rent is higher than the rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999. Therefore, the tribunal determines the rent to be registered is £310.50 per week with effect from 16 December 2025.

Chairman: R Waterhouse FRICS

Date: 16 December 2025

Appeal to the Upper Tribunal

A person wishing to appeal this decision to the Upper Tribunal (Property Chamber) on a point of law must seek permission to do so by making a written application to the First-tier Tribunal at the Regional Office which has been dealing with the case which application must:

- a. be received by the said office within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
- b. identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.

If the application is not received within the 28 –day time limit, it must include a request for an extension of time and the reason for it not complying with the 28- day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.