



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

Case Reference : **JD/LON/00AY/F77/2025/0243**

Property : **24 Becmead Avenue, London SW16
1UQ**

Tenant : **V Mcgil**

Landlord : **Anthony Moussaioff**

Date of Objection : **11 July 2025**

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

Tribunal : **Mr A Harris LLM FRICS
Mr O Miller**

**Date of Summary
Reasons** : **12 March 2026**

DECISION

The sum of £1024.00 per calendar month will be registered as the fair rent with effect from 12 March 2026, being the date the Tribunal made the Decision.

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. In the reply form a hearing was requested but no one appeared. The tribunal would have inspected but the arrangements were not confirmed so the Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties..

Evidence

The Tribunal has considered the written submissions provided by the parties.

Determination and Valuation

3. Having considered the comparable evidence provided 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 the condition and with the amenities the market would expect would be in the region of £1600.00 per calendar month. From this level of rent we have made adjustments in relation to:
4.
 - a. Tenant decorating liability
 - b. No carpets curtains or white goods
 - c. Disrepair
 - d. No central heating
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below for the uncapped rent:

Fair rent		
		PM
Market rent		£ 1,700.00
less condition & terms	25%	<u>-£ 425.00</u>
adjusted rent		£ 1,275.00
less scarcity off adj rent	20%	<u>-£ 255.00</u>
Fair rent		£ 1,020.00

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1020.00 per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1105.00 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1020.00 per calendar month is to be registered as the fair rent for this property.

Chairman: A Harris

Date: 12 March 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