



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

Case Reference: LON/00AY/F77/2025/0328

Property: Flat 3, 93 Westminster Bridge Road, London, SE1 7HR

Tenant: Erinthia Wharton

Landlord: John Corless

Date of Objection: 6 November 2026

Type of Application: Section 70, Rent Act 1977

Tribunal: Judge I Mohabir
Mrs A Kelly MRICS

**Date of Extended
Reasons** : 18 March 2026

DECISION

The sum of £714.50 per month will be registered as the fair rent with effect from 18 March 2026 being the date the Tribunal made the Decision.

EXTENDED 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.

Inspection

2. The Tribunal inspected the property on 18 March 2026 with the landlord's representative and the tenant present.

Evidence

3. No written submissions were received from the tenant.
4. Written representations were received from the landlord, which were considered by the Tribunal. The Tribunal noted that the landlord had carried out extensive external and internal redecorations and refurbishment approximately 12-18 months previously. However, the Tribunal was satisfied that these works could not be regarded as improvements to the subject property per se. They improved the overall amenity of the building as a whole and the work had been carried out in accordance with modern standards.

Determination and Valuation

5. Having consideration of our own expert, general knowledge of rental values in the area of Waterloo, we consider that the open market rent for the property in its current condition would be in the region of £2,250 per month.
6. From this level of rent we have made global adjustments in relation to:

The tenant's decorating liability (5%)
No white goods, floor covering or curtains (12.5%)
Lack of central heating (20%)
Dated kitchen and bathroom (15%)
7. After deducting the amount for services, the Tribunal has also made an adjustment for scarcity.
8. The full valuation is shown below:

Market Rent		per month £2,250
Less		
Deductions above	)	
	)	52.5%
	)	
		<u>£1,181.25</u>
		£1,068.75
Less		
Scarcity	approx. 20%	<u>£213.75</u>
		£855.00

9. The Tribunal determines a rent of £855 per month.

Decision

10. However, the rent has been capped under the provisions of the Rent Acts (Maximum Fair Rents) Order 1999 at £714.50 per month. The Maximum Fair Rent calculation is annexed to the decision.

Tribunal Judge: Mr I Mohabir

Date: 18 March 2026

APPEAL PROVISIONS

These extended reasons are provided to give the parties an indication as to how the Tribunal made its decision. Any application for permission to appeal should be made on Form RP PTA.