



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

Case Reference : **LON/00AW/F77/2026/0031**

Property : **1A Crescent Place, London, SW3
2EA**

Tenant : **L Behrmann**

Landlord : **The Wellcome Trust c/o Savills**

Date of Objection : **11 December 2025**

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

Tribunal Members : **Ms S Beckwith MRICS**

**Date and venue of
Consideration** : **30 March 2026 at 10 Alfred Place,
London WC1E 7LR**

Date of Decision : **30 March 2026**

DECISION

The sum of £6,323.50 per quarter will be registered as the fair rent with effect from 30 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. The Tribunal did not inspect the property but considered this case on the basis of the papers provided.

Evidence

3. The Tribunal issued Directions on 2 February 2026 inviting the parties to complete Reply Forms. No Reply Forms or written submissions were received from the parties.
4. The Tribunal has consideration of the documents provided by the Rent Officer, which include the Landlord's original application form and the Tenant's appeal letter.
5. The Property is described as an end-of-terrace house over basement, ground and first floors. There are five bedrooms, a living room, kitchen and bathroom.

Determination and Valuation

6. 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 £32,500 per quarter. From this level of rent we have made adjustments in relation to:
 - The terms of the tenancy agreement meaning that the Tenant is responsible for all repairs and decorations to the Property (internally and externally).
 - The Tenant having provided all floor and window coverings, white goods and furniture.
 - The layout/configuration of the Property not being as would be expected in the open market for a property of its nature, particularly the number of bathrooms in comparison to the size of the Property.

- Any improvements by the Tenant being disregarded so that the Property is assumed to be in unmodernised condition.

7. The Tribunal has also made an adjustment for scarcity.

8. The full valuation is shown below:

		Per quarter
MARKET RENT		£32,500
<i>Less</i>		
Terms of tenancy	)	
Tenant's provision of white goods, furniture, etc	) approx. 50%	£16,250
Layout/configuration	)	
Unmodernised condition	)	
Market rent less deductions		£16,250
Less scarcity	approx. 20%	£3,250
ADJUSTED RENT		£13,000

9. The Tribunal determines a rent of £13,000 per quarter.

Decision

10. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £13,000 per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £6,323.50 per quarter. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £6,323.50 per quarter is to be registered as the fair rent for this property.

Chairman: Ms S Beckwith MRICS

Date: 30 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA