



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

Case Reference : **LON/00AN/F77/2026/0040**

Property : **Front Ground Floor Flat, 58 Fulham
Park Gardens, London. SW6 4LB**

Tenant : **Mr. Richard Tibbey**

Landlord : **Equitas Properties Ltd.**

Type of Application : **Assessment of Fair Rent**

Date of Application : **31 December 2025**

Tribunal Members : **Judge S.J. Walker
Tribunal Member Ms. J. Rodericks
MRICS**

**Date of Summary
Reasons** : **7 April 2026**

DECISION

The sum of £840 per calendar month will be registered as the fair rent with effect from 7 April 2026, being the date the Tribunal made the decision.

SUMMARY REASONS

Background

1. Following an objection by the tenant dated 31 December 2025 to the Rent Officer's valuation of the fair rent of the above property at £858.50 per calendar month with effect from 1 December 2025, the Tribunal has made a determination.

2. The landlord had served a notice proposing a new rent of £875 per month in place of the existing rent of £762 per month. It is believed that the tenancy commenced in about 1986. A tenancy agreement was not included in the papers.
3. A previous fair rent of £762 per month was registered with effect from 23 September 2023.
4. The previously registered rent included £19.65 which was attributable to services. The landlord's notice increased this to £22.50. These costs are included within the total rent.

Inspection

5. Neither party requested an inspection of the property, and none was carried out.

Evidence

6. The Tribunal has considered the written submissions provided by the tenant and the landlord. The landlord provided evidence of two comparable properties.

Determination and Valuation – Market Rent

7. Having considered the comparable evidence provided by the landlord and our own knowledge of rental values in the area as an expert Tribunal, our view is that the open market rent for the property would be £1,400 per month if it was in good condition.
8. To reflect the terms of the lease we have deducted 5%.
9. To reflect the fact that there are no floor coverings, curtains, or white goods provided, we have deducted 5%.
10. To reflect the internal condition, which includes an unmodernised kitchen and bathroom we have deducted 10%.
11. To reflect the fact that the property only has single glazing we have deducted 5%.
12. The Tribunal has also made a 20% deduction for scarcity from the adjusted market rent.

13. The full valuation is shown below

Market Rent	per month £1,400
<i>Less</i>	
Deductions as set out above of 25%	£350
Sub-total	£1,050
<i>Less</i>	

Scarcity of 20%	£210
Total	£840

14. The monthly adjusted market rent is £840.
15. This is a case where the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply do not apply.

Name: Judge S.J. Walker **Date:** 7 April 2026

ANNEX - RIGHTS OF APPEAL

- The Tribunal is required to set out rights of appeal against its decisions by virtue of the rule 36 (2)(c) of the Tribunal Procedure (First-tier Tribunal)(Property Chamber) Rules 2013 and these are set out below.
- If a party wishes to appeal against this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the First-tier Tribunal at the Regional office which has been dealing with the case.
- The application for permission to appeal must arrive at the Regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.
- If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.
- The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal, and state the result the party making the application is seeking.