



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

**Case Reference:** LON/00AE/F77/2025/0312

**Property:** Flat 7, 22 Callcott Road, London, NW6  
7EA

**Tenant:** Bernadette Mannion

**Landlord:** P.G. Moran

**Date of Objection:** 18 December 2025

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

**Tribunal:** Judge I Mohabir  
Miss C Barton MRICS

**Date of Extended  
Reasons** : 27 February 2026

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**DECISION**

The sum of £624 per month will be registered as the fair rent with effect from 27 February 2026 being the date the Tribunal made the Decision.

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## **EXTENDED 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. The fair rent registered by the Rent Officer was £623.50 per month from 24 September 2025. The landlord had applied to register a rent of £650 per month.

### **Inspection**

2. The Tribunal did not inspect the property but considered this case on the basis of the documentary evidence only.
3. The property is a self-contained Second Floor Studio Flat comprised of one room, one shower room/WC benefits, one kitchen area with the benefit of central heating.

### **Evidence**

4. On 19 November 2025 the Tribunal issued directions to the parties stating that the Tribunal would conduct a determination based on the written representations filed. The Tribunal also informed the parties that they could request a hearing. No such request has been received from either party.
5. In their reply to the Tribunal, both parties made written representations, which were considered by the Tribunal.
6. The tenant submitted that the property including the common parts were generally unimproved. The landlord had installed a new boiler in 2025, but the Tribunal did not regard this as an improvement but a replacement of the previous boiler. The Tribunal did not consider that the alleged bed bug infestation was relevant to the valuation of the fair rent. It is a potential issue in nuisance. The Tribunal noted that the shower room/WC is located separately across a corridor in the property.
7. The tenant placed reliance on a comparable property located in Quex road, Kilburn with better amenities where the asking rent is/was £849 per month as evidence that the fair rent registered by the Rent Officer is unreasonable.
8. The Tribunal was satisfied that the alleged repairs carried out by the landlord approximately 6 years ago would have been taken into consideration when a fair rent was last registered on 9 June 2020 and cannot be claimed again here. The installation of a new boiler has been dealt with above.
9. The Tribunal was also satisfied that the other alleged minor repairs carried out by the landlord from time to time are not improvements, but repairs he is obliged to carry out under the repairing obligations implied by section 11 of the Landlord and Tenant Act 1985.

### **Determination and Valuation**

10. Having consideration of our own expert, general knowledge of rental values in the area of Brent, we consider that the open market rent for the property in its current condition would be in the region of £1,300 per month.

6. From this level of rent we have made the following global monthly adjustments in relation to:

The tenant's decorating liability and dated condition (£75)  
No white goods (£25)  
No floor covering or curtains (£50)  
Premises not self-contained (£100)

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

8. The full valuation is shown below:

|                                 |             |                     |
|---------------------------------|-------------|---------------------|
| Market Rent                     |             | per month<br>£1,300 |
| <i>Less</i><br>Deductions above | )           |                     |
|                                 |             | <u>£250</u>         |
| <hr/>                           |             | £1,050              |
| <i>Less</i><br>Scarcity         | approx. 20% | <u>£210</u>         |
| <hr/>                           |             | £840                |

9. The Tribunal determines a rent of £840 per month.

**Decision**

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

Tribunal Judge: Tribunal Judge Mohabir

Date: 27 February 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.