



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

Case Reference : **LON/00AE/F77/2026/0090**

Property : **1B Blenheim Gardens, London NW2
4NL**

Tenant : **Ms Cymone D Campbell**

Landlord : **Sovereign Network Group**

Date of Objection : **10 February 2026**

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

Tribunal Members : **Judge R Percival
Mr P Morris FRICS**

**Date and venue of
Consideration** : **1 June 2026
Papers**

Date of Decision : **1 June 2026**

DECISION

The sum of £206 will be registered as the fair rent with effect from 1 June 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 by the parties.

Evidence

3. The Tribunal has considered the written submission provided by the tenant. The landlord has not provided written submissions. In her submission, the tenant expresses her concern that her actual rent would rise by a considerable proportion if the full fair rent as determined by the Rent Officer were to be charged. We note that it is open to a landlord to charge any amount up to, but not more than, the fair rent.

Determination and Valuation

4. We were provided with a list of potentially comparable properties by the Rent Officer. We have also applied our own expert general knowledge of rental values in the area. We consider that the open market rent for the property in good tenantable condition would be in the region of £475 per week.
5. From this level of rent we have made adjustments in relation to the fact that the tenant has provided the white goods, the floor coverings and the curtains, and to reflect the tenant's liability to redecorate. We consider that, taken together, these require a downward adjustment of £90.
6. We also consider that an adjustment should be made for scarcity. The Tribunal considers that in the wider geographical area there is an imbalance of supply and demand impacting on rental values and has, therefore, made a reduction of 15% for scarcity.
7. Taking into account scarcity, the fair rent would be £327.25.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £327.25 per week.

9. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £206 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £206 per week is to be registered as the fair rent for this property.

Chairman: Judge Percival

Date: 1 June 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