



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

Case Reference : **LON/00AC/F77/2026/0075**

Property : **GFF, 708 Finchley Road, London
NW11 7ND**

Tenant : **Z S Tehrani-Abdolhamidi**

Landlord : **David Moss**

Landlord Representative: **Avon Estates (London) Ltd**

Date of Objection : **30 January 2026**

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

Tribunal Members : **Mrs S Phillips MRICS
Mr P Morris FRICS**

**Date and venue of
Consideration** : **11 May 2026
10 Alfred Place, London**

Date of Decision : **24 June 2026**

DECISION

The sum of £218.00 per calendar week will be registered as the fair rent with effect from 24 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 has carried out an inspection of the property on 11 May 2026.
3. During the inspection, it was noted that the Tenant had replaced the windows at the Property, installed central heating and all carpets and floor coverings in the Property. The Tenant had also repaired a leak to the roof.
4. The main door to the Property and the front door into the home were wooden.
5. The living room had two radiators and a UPVC door to the rear yard. The room was large and was carpeted throughout. There was also an under-stair cupboard.
6. Through to the dining room from the living room, the area was carpeted, had a radiator, electric fire and UPVC double glazed windows.
7. Off from the dining room was the bedroom. This area is carpeted with a built-in wardrobe, a double bed, wardrobe and chest of drawers. The window is a wooden frame with single glazing. The boiler is located in this room which the Tenant replaced last year. There were signs of an old leak from the property above.
8. In the kitchen the Tenant had replaced the cabinets and the rear door (which is now UPVC double glazed) around 3 years ago.
9. The bathroom contains a UPVC double glazed window, tiled flooring, toilet, sink, shower, towel radiator and tiled throughout. The ceiling had signs of mould.
10. The back door has steep steps leading into the garden and the Tenant has installed a handrail. The Tenant has replaced the fence previously, the shed is the Tenant's and the garden is generally in very good condition. The rear fence is bending and appears unstable.

Evidence

11. The Tribunal has consideration of the written submissions provided by the parties.

Determination and Valuation

12. 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 £2,000 per calendar month. From this level of rent we have made adjustments in relation to the double-glazing work undertaken by the Tenant, the central heating installation carried out by the Tenant, the lack of white goods provision, no provision of floor coverings or curtains, works undertaken by the Tenant in relation to the kitchen.
13. The Tribunal has also made an adjustment for scarcity.
14. The full valuation is shown below:

Market Rent		per calendar month £2,000
<i>Less</i>		
Double glazing	) 7%	
Boiler installation by Tenant	) 5%	
Kitchen works by Tenant	) 7%	
Central heating installation	) 7%	
No curtains / floor coverings	) 5%	
Tenant decoration liability	) 5%	
No white goods provision	) 5%	
		<u>£820</u>
		£1,180
<i>Less</i>		
Scarcity	approx. 20%	<u>£236</u>
		£944

15. The Tribunal determines a rent of £944 per calendar month and this equates to £218 per week month.

Decision

16. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £218.00 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair

Rent) Order 1999 is calculated at £224.00 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £218.00 per week is to be registered as the fair rent of this property.

Chairman: Mrs S Phillips MRICS

Date: 24 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