



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

Case Reference : **LON/00AQ/F77/2026/0103**

Property : **12 Lawrie Court, Kenton Lane,
Harrow HA3 6AP**

Tenant : **Miss D M O'Callaghan**

Landlord : **Peabody Trust**

Type of Application : **Rent Act 1977**

Tribunal : **Ian B Holdsworth FRICS
RICS Registered Valuer 079475**

**Date of Summary
Reasons** : **24 June 2026**

DECISION

The sum of £ 389.50 per month will be registered as the fair rent with effect from 24 June 2026 , being the date the Tribunal made the Decision.

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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. There were no written submissions from the parties.

Determination and Valuation

4. 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 a satisfactory condition would be in the region of £1,100 per month. From this level of rent we have made adjustments to reflect any tenant improvements, disrepair and obsolescence at the property. Details of the adjustments made are shown in the valuation table below.

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

6. The full rental valuation is shown below:

Property: 12 Lawrie Court, Kenton Lane, Harrow HA3 6AP							
Fair rent calculation in accordance with s(70) Rent Act 1977							
Market rent			£1,100.00	per month			
Disregards				Deduction per month	as % of rent per month		
Carpets, curtains white, goods, soft furnishing				£27.50	2.50%		
Internal decoration liability				£27.50	2.50%		
Dilapidations and obsolescence				Deduction per month	as % of rent per month		
None reported				£0.00			
Improvements undertaken by tenant				Deduction per month	as % of rent per month		
None advised							
			Total deductions	£27.50	5.00%		
			Adjusted Rent balance	£1,072.50			
Less Scarcity 20.00%				£214.50			
Adjusted Market Rent				£858.00	per month	Uncapped Gross rent	
Less Insurance costs, management etc				£54.70			
Adjust for tenants equity share at 40%				£481.98			
Add back service charges				£54.70			
Fair Rent subject to capping				536.68			
Capped rent in accordance with Rent Acts (Maximum Fair Rent) Order 1999				£ 389.50	per month	Capped rent	

7. The Tribunal determines a rent of £ 385.50 per month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £536.80 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £389.50 per month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £389.50 per month is to be registered as the fair rent for this property.

Chairman: Ian B Holdsworth

Date: 24 June 2026

APPEAL PROVISIONS

You can only appeal this determination if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.

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 subsequent application for permission to appeal should be made on Form RP PTA