FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AW/F77/2026/0108**
Property	**:**	**28 Oakley Gardens, London SW3 5QH**
Tenant	**:**	**Lady Colwyn**
Landlord	**:**	**Cadogan Estates Ltd c/o Cluttons LLP**
Date of Landlord's Objection	**:**	**5 March 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**Mr D Jagger MRICS**
Date of Summary Reasons	**:**	**1 July 2026**

DECISION

The sum of £8,160 per quarter will be registered as the fair rent with effect from 1 July 2026, being the date, the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Landlord 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.

2. The parties did not request a hearing or an inspection to determine this matter and the Tribunal agreed with this arrangement. The Tribunal considered this case on the papers provided by the Rent Officer and with the assistance of Rightmove and Google Maps.

Evidence

3. The Tribunal received completed Reply Statements from the parties. In addition, the Landlord's agent provided a detailed written statement incorporating comparable evidence, letting particulars and floor plan. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 4 February 2026 to take effect on the 19 February 2026.

Determination and Valuation

4. Having consideration of its own expert, general knowledge of rental values in the Chelsea and Kensington area, we consider that the open market rent for the property in good condition with modern services would be in the region of **£25,500** per quarter (£8,500 per month).

5. Next, the Tribunal needs to adjust that hypothetical rent of £25,500 per quarter to allow for Terms of tenancy agreement whereby the tenant is responsible for all external and internal maintenance and repair, no white goods, no carpets or curtains provided by the Landlord and damp penetration to the main walls.

6. The Tribunal has considered very carefully the information provided by the tenant and the findings during the inspection. Using its own expertise, the Tribunal considers that a deduction of 60% (£15,300) should be applied in order to take account of the above matters. This reduces the figure to £10,200 per quarter.

7. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

8. The Tribunal has also made an adjustment for scarcity at 20%

9. The full valuation is shown below:

Market Rent		£25,500pq
Less	approx.60%	£15,300
		£10,200
Less Scarcity	approx. 20%	£2,040
		£8,160 pq

Decision

10. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£8,160.00** per quarter. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £8,721 per calendar quarter. The calculation of the capped rent is shown on the decision form.

11. In this case therefore the lower rent of **£8,160** per week is to be registered as the fair rent for this property.

Chairman: Duncan Jagger MRICS Date: 1 July 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 subsequent application for permission to appeal should be made on Form RP PTA