



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

Case Reference : **LON/00BK/F77/2026/0118**

Property : **91B, Elgin Avenue, London, W9
2DA**

Tenant : **Mrs J Peacock**

Landlord : **Grainger Bradley Limited**

Date of Objection : **24 March 2026**

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

Tribunal Members : **Ms H C Bowers MRICS
Mr C Roberts**

**Date and venue of
Consideration** : **10, Alfred Place, London, WC1E 7LR**

Date of Decision : **20 July 2026**

DECISION

The sum of £1,164.00 per month will be registered as the fair rent with effect from 20 July 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 not carried out an inspection of the property. The current rent register entry describes the property as a self-contained converted flat, circa 1800 – 1918 with full central heating. The accommodation comprises two rooms, a kitchen and a bathroom with no outdoor space.

Evidence

3. The Tenant has completed the Tribunal's Reply Form and briefly described the flat and provided room sizes. It is also stated that there is a poorly fitted window over the sink in the kitchen. There is a photograph showing a significant crack to the ceiling. It appears the Tenant has contacted the Landlord about the crack. It is confirmed that the Landlord has not provided the carpets, curtains and white goods, but the property has double-glazing and central heating. It is explained that the central heating was installed in 2011 and that the secondary double-glazing was fitted in the living room, and bedroom only that the kitchen cupboard and worktop were installed at the same time and the work was done as a consequence of a Council Order. There were no written submissions from the Landlord.

Determination and Valuation

4. Neither party provided any comparable evidence. Therefore, 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 tenantable condition would be in the region of £2,200 per calendar month. From this level of rent we have made adjustments in relation to:
 - a. The carpets, curtains and white goods provided by the tenants; basic kitchen and elements of disrepair.
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

Market Rent	per calendar month	£2,200
<i>Less</i>		
Carpets, Curtain and white goods	)	
Basic Kitchen	) approx. 17.5%	
Damp	)	
		<u>£385</u>
		£1,815
<i>Less</i>		
Scarcity	approx. 20%	<u>£365</u>
		£1,450

7. The Tribunal determines a rent of £1,450 per month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,459.00 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1,164.00 per month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1,164.00 per month is to be registered as the fair rent for this property.

Chairman: Ms H C Bowers

Date: 20 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA