



AG

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

Case Reference : **LON/00BJ/F77/2026/0124
P:PAPERREMOTE**

Property : **Ground Floor Flat 24 Danemere
Street London SW15 1LT**

Applicant : **Rollo Metcalfe**

Respondent : **Schifra Keppel**

Type of Application : **Determination of the registered rent
under Section 70 Rent Act 1977**

Tribunal : **Mrs E Flint FRICS**

**Date and venue of
Hearing** : **20 July 2026
remote on the papers**

DECISION

The registered rent with effect from 20 July 2026 is £700 per month.

Background

1. On 17 February 2026 the landlord applied to the rent officer for registration of a fair rent of £804 per month for the above property.
2. The registered rent at the date of the application was £713 per month which had been registered by the tribunal on 22 February 2024 with effect from the same date.
3. On 2 April 2026, the rent officer registered a fair rent of £755 per month with effect from the same date.
4. The landlord objected to the registered rent.
5. The tribunal issued Directions on 26 May 2026. The tenant made written submissions which were copied to the other party. The landlord completed the tribunal's reply form.
6. The landlord later sought to withdraw the objection on personal grounds. However the tenant objected and therefore the application remains to be determined.

The Evidence

7. The property is on the ground floor of a Victorian terraced house. The accommodation comprises a bedroom at the front of the house, a kitchen/diner at the rear with a door into the bathroom. The bathroom provides access to a separate wc and also the rear garden.
8. The tenant stated that since the upper part of the house has been converted into a separate three bedroom, two bathroom unit his use of the hall has been removed.
9. The tenant has provided all the kitchen units, and secondary glazing to the bedroom. The white goods, carpets and curtains were provided by the tenant.
10. The tenant asserted that the previous registered rent was excessive because it was based on an open market rent of £2,000 less deductions for lack of self containment and condition.
11. He produced the letting details of the newly converted apartment above which was originally marketed at £2750 per month and subsequently reduced to £2250 per month. He noted that it is a much larger flat in good condition.
12. In view of the letting in the same house the tenant asserted that the rent on these non-self-contained rooms with an inconvenient layout should be reduced.

The Law

13. When determining a fair rent I, in accordance with section 70 of the Rent Act 1977, must have regard to all the circumstances including the age, location and state of repair of the property. I also must disregard the effect of any relevant tenant's improvements and the effect of any disrepair or any other defect attributable to the tenant or any predecessor in title under the regulated tenancy, on the rental value of the property. I am unable to take into account the tenant's personal circumstances when assessing the fair rent.
14. In *Spath Holme Ltd v Chairman of the Greater Manchester etc Committee* (1995) 28 HLR 107 and *Curtis v London Rent Assessment Committee* (1999) QB 92 the Court of appeal emphasised:

That ordinarily a fair rent is the market rent for the property discounted for scarcity i.e. that element, if any, of the market rent, that is attributable to there being a significant shortage of similar properties in the wider locality available for letting on similar terms to that of a regulated tenancy, and

That for the purposes of determining the market rent, assured tenancy market rents are usually appropriate comparables; adjusted as necessary to reflect any relevant differences between the comparables and the subject property.

Valuation

15. In the first instance I determined what rent the landlord could reasonably be expected to obtain for the property in the open market if it were let today in the condition and on the terms considered usual for such an open market letting. I relied on my own general knowledge of rents within the vicinity together with the rental evidence provided by the tenant and concluded that if the flat was in the condition usually found on the open market it would let for £1,500 per month.
16. However, it was first necessary to adjust the hypothetical rent of £1500 per month to allow for the differences between the terms and condition considered usual for such a letting and the condition of the actual property at the valuation date, ignoring any tenant's improvements, (disregarding the effect of any disrepair or other defect attributable to the tenant or any predecessor in title). I determined that the hypothetical rent should be reduced by £500 to reflect the lack of self containment and the inconvenient layout and a further £300 for the tenant's kitchen fittings, lack of central heating, double glazing, central heating, white goods, floor coverings, curtains and difference in terms and conditions.
17. This leaves an adjusted market rent for the subject property of £700 per month.

Decision

18. The maximum fair rent is £813 per week as shown on the reverse of the decision sheet. Therefore, the rent will not be capped under the provisions of the Order because the rent is below the capped rent..

Accordingly, the sum of £700 per month will be registered as the fair rent with effect from 20 July 2026 being the date of my decision.

Chairman: Evelyn Flint

Dated: 20 July 2026

ANNEX - RIGHTS OF APPEAL

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the Tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the Regional Office which has been dealing with the case. The application should be made on Form RP PTA available at <https://www.gov.uk/government/publications/form-rp-pta-application-for-permission-to-appeal-a-decision-to-the-upper-tribunal-lands-chamber>

The application for permission to appeal must arrive at the Regional Office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking. Please note that if you are seeking permission to appeal against a decision made by the Tribunal under the Rent Act 1977, the Housing Act 1988 or the Local Government and Housing Act 1989, this can only be on a point of law.

If the First-tier Tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).

