



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

**Case Reference** : **LON/00BJ/F77/2026/0125**

**Property** : **23A Khartoum Road, London SW17  
oJA**

**Tenant** : **Mrs Veronica Howard**

**Landlord** : **S & R Management Ltd c/o Mylako  
Limited**

**Date of Landlord's  
Objection** : **27 April 2026**

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

**Tribunal** : **Mr D Jagger MRICS**

**Date of Summary  
Reasons** : **27 July 2026**

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**DECISION**

**The sum of £1,073.50 per month will be registered as the fair rent with effect from 27 July 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.

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 a completed Reply Statement from the Tenant. No comparable evidence was provided by the parties. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 8 April 2026 to take effect on the 27 May 2026.

### **Determination and Valuation**

4. Having consideration of its own expert, general knowledge of rental values in the Tooting area, we consider that the open market rent for the property in good condition with modern services would be in the region of **£2,200** per month.

5. Next, the Tribunal needs to adjust that hypothetical rent of £2,200 per month to allow for Terms of tenancy agreement whereby the tenant is responsible for internal maintenance and repair, no white goods, no carpets or curtains, provided by the Landlord, dated kitchen fittings, gas central heating.

6. The Tribunal has considered very carefully the information provided by the tenant and Rent Officer. Using its own expertise, the Tribunal considers that a deduction of 30% (£660) should be applied in order to take account of the above matters. This reduces the figure to £1,540 per month.

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   |             | £2,200           | pm |
| <i>Less</i>   | approx.30%  | £660             |    |
|               |             | £1,540           |    |
| Less Scarcity | approx. 20% | <u>£308</u>      |    |
|               |             | <b>£1,232 pm</b> |    |

### **Decision**

10. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£1,232** per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1073.50 per calendar month. The calculation of the capped rent is shown on the decision form.

11. In this case therefore the lower rent of **£1073.50** per month is to be registered as the fair rent for this property.

**Chairman: Duncan Jagger MRICS      Date: 27 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