

FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00BD/F77/2026/0094**
Property	**:**	**6A Park View, Church Grove, Hampton Wick, KT1 4AL**
Tenant	**:**	**Mr B P Rice**
Landlord	**:**	**Flats to Let Ltd**
Date of Objection	**:**	**19 February 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**R Waterhouse FRICS** **M Banton FRICS**
Date of Decision	**:**	**24 July 2026**

DECISION

The sum of £1004.00 per month, will be registered as the fair rent with effect from 24 July 2026, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, received 5 January 2026, to register a fair rent of £1550.00 per calendar month (pcm). Previous to the application the Rent Officer had registered a fair rent of £866.00 pcm on 21 March 2024.

2. Following the application the Rent Officer registered a fair rent of £967.00 pcm effective from 21 March 2026. Following an objection from the tenant on 19 February 2026 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.

3. Directions were issued on 15 April 2026.

The Property

4. The tenant in their Reply Form undated noted they did require an inspection but not a hearing. The landlord with their Reply Form noted that they did not request an inspection or hearing.

The Inspection

5. The Tribunal did inspect the property and subsequently decided the issue on the papers. Present at the inspection were the tenant and the landlord's representative. The rent register describes the property as self-contained converted flat, with full central heating, the property is located at basement level, three rooms, one kitchen, one shower/WC and a separate bathroom with WC.

6. The Reply Form from the tenant notes, the carpet in the living room is over 30 years old. The kitchen is dated with dated lino. The carpet in the bedroom is described as being 30 years. The bathroom again is said to be dated.

7. The Tribunal in their inspection found the property is a basement flat accessed from its own from door down a set of steps at the side of the building that contains the subject flat and other dwellings. The tenant has access to a shared garden and has over the years installed a protective area around the access to the flat. Through the front door is reached a hallway. Of the hallway is a large living room. From the hallway there is a wide passageway area which leads to a small room which historically was the coal storage area. There are signs of damp within the small room. Off the hallway is a kitchen, the tenant has fitted out the kitchen over the years of the tenancy. Beyond the kitchen is another small lobby area before a room with a WC and hand basin is reached. There is also a bathroom which the tenant has fitted out over the years.

8. The property is in a general un-refurbished condition with limited electrics and lighting. The flat has central heating with original windows.

Evidence

Submission by the tenant

9. The tenant submitted a Reply Form, noting the details of the property. The tenant made no further submissions. The tenant notes the landlord supplied the cooker and the heater in the living room.

Submission by the landlord

10. The landlord submits by Reply Form, that the central heating, was provided by the landlord, that there is no double glazing in the property, that the tenant supplied carpets and curtains, and for that they provided the central heating, but not double glazing, and that the landlord provided the carpets, curtains and white goods. The landlord says they supplied the white goods.

Nature of flat to be determined

11. The Tribunal finds that the nature of the flat for which the rent is to be determined is that at the commencement of the tenancy that is 1979 condition but with the landlord's improvements.

12. The Tribunal finds that the landlord suggests they rewired the property since the last rent registration, this was noted in the inspection, and the Tribunal finds this to be so.

13. The Tribunal finds the "white goods" were with the exception of the cooker supplied by the tenant.

14. The central heating, making what it can of the conflicting evidence and the inspection, the Tribunal finds the tenant fitted the central heating system and boiler originally but that the landlord as subsequently replaced the boiler.

15. The flat is not laid out as a modern flat would be. The flat is a large one bedroom with considerable additional space.

Valuation

16. In determining the level of rent for the fair rent, the Tribunal must carry out a valuation under section 70 of the Rent Act 1977 and then an assessment under the Rent Acts (Maximum Fair Rent) Order 1999. The latter assessment is dependent on the inflation rate between the last registered rent and the date of the current determination which is the date of hearing. The Tribunal must then adopt the lower of the two figures as the fair rent to be registered. The tribunal cannot take into account the financial circumstances of the tenant in determining the rent.

17. No comparable evidence has been provided by the parties. The tribunal relies on its expertise and adopts the figure of £2000.00 per calendar month.

18. From this level of rent we have made adjustments in relation to: (i) terms and conditions of the tenancy that is the tenant is responsible for internal decoration which is more onerous than contemporary tenancies from which the comparables are derived (ii) the condition as at the start of the tenancy

compared with the condition of properties in a contemporary letting, including single glazing, no outside space, 1979 (iii) the supply of curtains , flooring and white goods other than cooker and (iv) scarcity 20%.

Market Rent	£2000.00 pcm
Less: 25% for (i) to (iii above; and 20% scarcity	£900.00 pcm

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19. The Tribunal determines a rent under section 70 of £1100.00 pcm.

Decision

20. The rent calculated under section 70 Rent Act 1977 is £1100.00 pcm.

22. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £1004.00 pcm. The rent calculated under section 70 of the Rent Act 1977 rent is higher than the rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999. Therefore, the Tribunal determines the rent to be registered is £1004.00 per month.

Chairman: R Waterhouse FRICS

Date: 24 July 2026

Appeal to the Upper Tribunal

A person wishing to appeal this decision to the Upper Tribunal (Property Chamber) on a point of law must seek permission to do so by making a written application to the First-tier Tribunal at the Regional Office which has been dealing with the case which application must:

a. be received by the said office within 28 days after the Tribunal sends to the person making the application written reasons for the decision.

b. identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.

If the application is not received within the 28 –day time limit, it must include a request for an extension of time and the reason for it not complying with the 28- day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.