



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

Case Reference : **LON/00AY/F77/2026/0130**

Property : **First Floor Flat, 135 Ferndale Road,
London, SW4 7RN**

Tenant : **Ms Caroline King**

Landlord : **Mr Arthur Shaw**

Date of Objection : **10 May 2026**

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

Tribunal : **R Waterhouse FRICS**

Date of Decision : **29 July 2026**

DECISION

The sum of £1246.00 per month, will be registered as the fair rent with effect from 29 July 2026, being the date the Tribunal made the Decision.

© CROWN COPYRIGHT 2026

Full REASONS

Background

1. The landlord submitted an application, received 4 March 2026, to register a fair rent of £1300.00 per month. Previous to the application the Rent Officer had registered a fair rent of £1104.50 per month on 5 April 2024.
2. Following the application the Rent Officer registered a fair rent of £1192.50 per month effective from 7 April 2026. Following an objection from the tenant on 10 May 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 5 June 2026.

The Property

4. The Rent Register is described as a self-contained converted flat, around 1800 to 1918, with full central heating, comprising two rooms, one kitchen – diner and a bathroom with WC.
5. The tribunal did not receive a Reply Form from the tenant or the landlord.
6. In the absence of submissions, the tribunal determines that a hearing and inspection would be disproportionate and the determination will be made on the papers.

Evidence

Inspection by Rent Officer 7 April 2026

7. The tribunal is in receipt of the notes of an inspection undertaken by the Rent Officer in the preparation of their determination. The contents of which are noted. The inspection notes the presence of double glazing and boiler, of which the latter is expressly noted as being fitted by the landlord.
8. The Rent Officer notes; in summary “the property is an old building with modified double glazed sash windows, with the external condition being satisfactory, but the interior needs attention. Unmodernised kitchen and bathroom with damp and mould in the shower tile wall.”

Submission by the tenant

9. No submissions from the tenant received by the Tribunal.

Submission by the landlord

10. No submissions from the landlord received by the Tribunal.

Nature of flat to be determined

11. The tribunal determines that the nature of the flat for which the rent is to be determined is that at the start of the tenancy which from the rent register was 1988 but with any subsequent landlord's improvements.

12. There is no evidence of subsequent landlord's improvements, however the property is noted as having central heating and double glazing.

Valuation

13. 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.

14. In the absence of comparable evidence, the tribunal using its expertise, determines the property to have a rental value if let on a contemporary tenancy and in a contemporary condition as £2200.00 per month.

15. In the absence of information, tenancies of this nature and age are expected to have the property's curtains, flooring and "white goods" supplied by the tenant.

16. From this level of rent the Tribunal has 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 double glazing, central heating and condition noted by Rent Officer (1988) (iii) the supply of curtains , flooring and white goods and (iv) scarcity 20%.

Market Rent

£2200.00 per month

Less: 20% for (i) to (iv) above;
and 20% scarcity

£880.00 per week

17. The Tribunal determines a rent under section 70 of £1320.00 per month.

Decision

18. The rent calculated under section 70 Rent Act 1977 is £1320.00 per month.

19. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £1246.00 per month. 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 £1246.00 per month.

Chairman: R Waterhouse FRICS

Date: 29 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.