



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

Case Reference : **LON/00AY/F77/2026/0119**

Property : **Ground Floor Flat, 16 Atherfold Road, London SW9 9LW**

Tenant : **Eileen Dixon**

Landlord : **Grainger Bradley Limited**

Date of Objection : **24 March 2026**

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

Tribunal Members : **Mrs S Phillips MRICS**

Date and venue of Consideration : **25 August 2026
10 Alfred Place London**

Date of Decision : **25 August 2026**

DECISION

The sum of £902.00 per calendar month will be registered as the fair rent with effect from 25 August 2026, being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Landlord 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 did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant. There were no written submissions from the Landlord other than their original objection dated 24 March 2026.

Determination and Valuation

4. 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 tenable 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 unmodernised nature of the kitchen and the bathroom.
 - b. No provision of white goods.
 - c. The Tenant's decoration liability.
 - d. No flooring or curtain coverings.
 - e. Deterioration of windows throughout the Property.
 - f. Damp being present throughout the Property including crumbling plaster in the living room.
 - g. Issues with the immersion boiler and needing to switch it off to obtain cold water in the Property.
 - h. Lack of central heating.
 - i. Flooring disrepair resulting in holes.

5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

Market Rent		per calendar month £2,300
<i>Less</i>		
No provision of white goods	) 5%	
Damp throughout Property	) 5%	
No central heating	) 6%	
Emersion boiler issues	) 5%	
Flooring disrepair	) 5%	
Deterioration of windows	) 10%	
Unmodernised kitchen and bathroom	) 15%	
		<u>£1,173</u>
		£1,127
 Less		
Scarcity	approx. 20%	<u>£225.40</u>
		£901.60
		Say £902.00

7. The Tribunal determines a rent of £902.00 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £902.00 per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1,031.00 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £902.00 per calendar month is to be registered as the fair rent of this property.

Chairman: Mrs S Phillips MRICS Date: 25 August 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