



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

Case Reference : **JD/LON/00AT/F77/0127**

Property : **76B Thornton Avenue, London, W4
1QQ**

Tenant : **Ms Georgina Taylor**

Landlord : **Thornton Avenue Properties**

Date of Objection : **20 April 2026**

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

Tribunal Members : **Mr O Dowty MRICS
Mr T Leppard MRICS**

**Date and venue of
Consideration** : **21 September 2026 - 10 Alfred
Place, London, WC1E 7LR**

Date of Decision : **21 September 2026**

DECISION

The sum of £638 per calendar month will be registered as the fair rent with effect from 21 September 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 and the Landlord.

Determination and Valuation

4. Having consideration of the comparable evidence provided by the parties and 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 £2,000 per calendar month. From this level of rent we have made adjustments in relation to:
 - a. The lease terms at the property being less attractive than would generally be expected in the market as regards the tenant's responsibility to carry out internal decorations.
 - b. The tenant's provision of white goods, floor coverings and other similar furnishings which would generally be provided by a landlord in the market.
 - c. The kitchen and bathroom fixtures at the property being slightly basic.
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

Fair rent calculation in accordance with s(70) Rent Act 1977					
Market Rent			£2,000	per month	
LESS				Deduction per month	as % of monthly rent
Lease Terms				£150.00	7.5%
White Goods, Floor Coverings, Curtains, etc				£100.00	5.00%
Bathroom & Kitchen				£100.00	5.00%
			Total deductions	£350.00	17.50%
			Market rent less deductions	£1,650.00	per week
Less Scarcity	20.00%	of Market rent less deductions		£330.00	
Adjusted Market Rent				£1,320.00	
			SAY	£1,320.00	per month
					Uncapped rent

7. The Tribunal determines a rent of £1,320 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,320 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 £638 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £638 per calendar month is to be registered as the fair rent for this property.
9. We would make clear that the rent to be registered is capped by the operation of the above-mentioned 'capping' Order. Were it not for that Order, the Tribunal would determine a higher rent.

Chairman: Mr O Dowty MRICS

Date: 21 September 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