FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00BK/F77/2026/0160**
Property	**:**	**Flat 37 Caroline House, Bayswater Road, London W2 4RQ**
Tenant	**:**	**Mrs M E L Khyami**
Landlord	**:**	**Glassrose Ltd, c/o M Yale Ltd**
Date of Landlord's Objection	**:**	**22 June 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**Mr D Jagger MRICS**
Date of Summary Reasons	**:**	**19 October 2026**

DECISION

The sum of £31,200 per annum will be registered as the fair rent with effect from 19 October 2026, being the date, the Tribunal made the Decision.

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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.

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 Statements from the parties. 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 15 June 2026 to take effect on the 6 August 2026.

4. Having consideration of its own expert, general knowledge of rental values in the Bayswater area, we consider that the open market rent for the property in good condition with modern services would be in the region of **£60,000** per annum (£5000 per month)

5. Next, the Tribunal needs to adjust that hypothetical rent of £60,000 per annum 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 electrical system and dated kitchen and sanitary fittings.

6. The Tribunal has considered very carefully the information provided by the Rent Officer. Using its own expertise, the Tribunal considers that a deduction of 35% (£21,000) should be applied in order to take account of the above matters. This reduces the figure to £39,000 per annum.

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		£60,000	pa
Less	approx.35%	£21,000	
		£39,000	
Less Scarcity	approx. 20%	£7,800	
		£31,200 pa	

10. Therefore, the uncapped fair rent to be registered on this basis alone would be £31,200 per annum.

13. However, the new rent is limited by the statutory Maximum Fair Rent Cap calculation. The MFRC limits any increase to the change in RPI (set two months prior at each date), between the date of the last registration of a fair rent and the current, plus 5%. The calculations are shown in the MFR form which caps the fair rent at £36,171

Decision

14. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £31,200 per annum. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £36,171 per annum. The calculation of the capped rent is shown on the decision form.

15. In this case therefore the lower rent of **£31,200** per annum is to be registered as the fair rent for this property.

Chairman: Duncan Jagger MRICS Date: 19 October 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