FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AN/F77/2026/0162**
Property	**:**	**First Floor Flat, 299 Lillie Road, London SW6 7LL**
Tenant	**:**	**Mrs C Jasinska-Higgs**
Landlord	**:**	**Mr R Hoja**
Date of Objection	**:**	**9 July 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal Members	**:**	**Mrs S Phillips MRICS**
Date and venue of Consideration	**:**	**30 September 2026**
Date of Decision	**:**	**29 October 2026**

DECISION

The sum of £198.00 per week will be registered as the fair rent with effect from 30 October 2026, being the date the Tribunal made the Decision.

© CROWN COPYRIGHT 2025

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 rent trend evidence provided by the Landlord and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £450 per calendar week. From this level of rent we have made adjustments in relation to:

    a. No central heating in the Property.

    b. No double glazing in the Property.

    c. Unmodernised nature of the Property.

    d. The presence of damp and mould in the bedroom.

    e. Lack of fire safety compliance.

5. The Tribunal has also made an adjustment for scarcity.

6. The full valuation is shown below:

		per calendar week
Market Rent		£450
Less		
No central heating	)	10%

No double glazing	)	10%	
Unmodernised	)	10%	
Damp and mould	)	10%	
Lack of fire safety compliance	)	5%	
			£202.50
			£247.50
Less			
Scarcity	approx. 20%		£49.50
			£198.00

7. The Tribunal determines a rent of £198.00 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £198.00 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £246.00 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £198.00 per week is to be registered as the fair rent for this property.

Chairman: Mrs S Phillips MRICS Date: 29 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA