



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

Case Reference : **LON/00AY/F77/2023/0079**

Property : **Top Floor Flat, 151a Clapham Road,
London, SW9 0PU**

Tenant : **Mrs Lina Candian**

Landlord : **Kings Accommodation**

Date of Objection : **6 February 2023**

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

Tribunal : **Mr A Harris LLM FRICS FCI Arb
Mr O Miller BSc**

**Date of Summary
Reasons** : **28 September 2023**

DECISION

The sum of £201.50 per week will be registered as the fair rent with effect from 28 September 2023, being the date the Tribunal made the Decision.

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SUMMARY REASONS

Background

1. Following an objection from the Tenant 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 inspect the property on 28 September 2023 but otherwise 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.
4. The tenant drew attention to various of disrepair which are the responsibility of the Landlord and which she has remedied and improvements made by her. The property has central heating and a bathroom installed by the Tenant windows have been replaced and the kitchen refitted. No carpets, curtains or white goods were supplied by the Landlord.

Determination and Valuation

5. No comparable evidence was provided by the parties and relying on our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its current condition would be in the region of £460.00 per week. From this level of rent we have made adjustments in relation to:

The condition of the property, tenants decorating responsibility and the lack of heating, bathroom, carpets, curtains and white goods

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

Fair rent		
S70		pw
Market rent		£ 460.00
less condition & terms	45%	-£ 207.00
adjusted rent		£ 253.00
less scarcity off adj rent	20%	-£ 50.60
Fair rent		£ 202.40

8. The Tribunal determines a rent of £202.40 per week.

Decision

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £202.40 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £201.50 per calendar week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £201.50 per week is to be registered as the fair rent of this property.

Chairman: A Harris

Date: 28 September 2023

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