



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

Case Reference : **LON/00AP/F77/2023/0256**

Property : **Flat A, 16 Canonbury Road, London
N1 2HS**

Tenant : **Christina Bullock**

Landlord : **Peabody Trust**

Date of Objection : **5th January 2023**

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

Tribunal : **Judge Nicol
Ms SL Phillips MRICS**

**Date of Summary
Reasons** : **31st October 2023**

DECISION

The sum of £231 per week will be registered as the fair rent with effect from 31st October 2023, being the date the Tribunal made the Decision.

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 did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. There were no written submissions from the parties.

Determination and Valuation

4. Having consideration of the comparable evidence used by the Rent Officer and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property would be in the region of £500 per week. From this level of rent we have made adjustments in relation to:

- (a) External disrepair
- (b) No white goods
- (c) No curtains / carpets
- (d) Tenant's repair liability

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

6. The full valuation is shown below:

Market Rent		per week £500
<i>Less</i>		
External disrepair)	
No white goods)	
No curtains / carpets) approx. 20%	
Tenant's repair liability)	
		<u>100</u>
		400
<i>Less</i>		
Scarcity	approx. 20%	<u>80</u>
		£320

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £320 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £231 per week. The calculation of the capped rent is shown on

the decision form. In this case the lower rent of £231 per week is to be registered as the fair rent or this property.

Chairman: Judge Nicol

Date: 31st October 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.