



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

Case Reference : **LON/00AH/F77/2023/0358**

Property : **Flat B, 35 Grange Road, Thornton Heath, London SE25 6TH**

Tenant : **Mr Rodrigo Hagedorn**

Landlord : **The Hyde Group Ltd**

Date of Tenant's Objection : **6th October 2023**

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

Tribunal : **Mr D Jagger MRICS**

Date of Summary Reasons : **8th January 2024**

DECISION

The sum of £197 per calendar week will be registered as the fair rent with effect from 8th January 2024, 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 considered the matter on the papers and did not inspect the property.

Evidence

3. The Tribunal has not received any written submissions from the parties.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Shadwell area, we consider that the open market rent for the property in its current condition would be in the region of £370 per calendar week. From this level of rent we have made adjustments in relation to:

Terms of tenancy, no white goods, no carpets or curtains which equates to approximately 20%

5. The Tribunal has also made an adjustment for scarcity at 20%

6. The full valuation is shown below:

Market Rent		£370 pw
<i>Less</i>	approx. 20%	£74
		<u>£296</u>
<i>Less</i>		
Scarcity	approx. 20%	<u>59</u>
		£237 pw

Decision

7.. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £237 per calendar week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £197 per calendar week. The calculation of the capped rent is shown on the decision form.

8. In this case therefore the lower rent of £197 per calendar week is to be registered as the fair rent of this property.

9.The rental figure determined by the Tribunal exceeds that proposed by the social landlord. Such figure is the maximum rent payable. However, the landlord is under no obligation to charge the full amount.

Chairman: Duncan Jagger MRICS Date: 8 January 2024

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