

Property:	78 Northcote Road, New Malden, Surrey, KT3 3HG					
Fair rent calculation in accordance with s(70) Rent Act 1977						
Market Rent			£370	per week		
Disregards					Deduction per week	as % of weekly rent
Lease terms					£27.75	7.5%
White goods, floor coverings, curtains etc provided by tenant					£18.50	5.00%
			Total deductions		£46.25	12.50%
			Market rent less deductions		£323.75	per week
Less Scarcity	20.00%	of Market rent less deductions			£64.75	
Adjusted Market Rent					£259.00	per week
			SAY		£260	per week
						Uncapped rent