



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

**Case Reference** : **HS/LON/00AP/F77/2023/0395**

**Property** : **Flat 9, Trinity Court, Trinity Road,  
London, N22 8YA**

**Tenant** : **Mrs C Ford**

**Landlord** : **CJ Pilgrim Properties Ltd**

**Representative** : **Dudrich Holdings Ltd**

**Date of Objection** : **6 November 2023**

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

**Tribunal** : **Mr O Dowty MRICS**

**Date of Summary  
Reasons** : **6 February 2024**

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**DECISION**

**The sum of £1,050 per calendar month will be registered as the fair rent with effect from 5 February 2024, 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 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 comparable evidence proved by the parties and its own expert, general knowledge of rental values in the area, the Tribunal considers that the open market rent for the property would be in the region of £1,500 per calendar month, were it let in the condition and on the terms usual for such a letting. From this level of rent the Tribunal has made adjustments in relation to:

- The lease terms of the tenancy being less attractive to a potential tenant than those which are generally expected in the market as regards internal decoration
- The Tenant's provision of white goods, floor coverings, curtains and other similar furnishings

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

6. The full valuation is shown below:

Property:	Flat 9, Trinity Court, Trinity Road, London, N22 8YA		
Fair rent calculation in accordance with s(70) Rent Act 1977			
Market Rent			£1,500 per month
Disregards			Deduction per month as % of monthly rent
Lease terms		£112.50	7.5%
White goods, floor coverings, curtains etc		£75.00	5.00%
	Total deductions	£187.50	12.50%
	Market rent less deductions	£1,312.50 per month	
Less Scarcity	20.00% of Market rent less deductions	£262.50	
Adjusted Market Rent		£1,050.00 per month Uncapped rent	

7. The Tribunal determines a rent of £1,050 per calendar month.

**Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,050 per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1,201.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £1,050 per calendar month is to be registered as the fair rent of this property.

**Chairman: Mr O Dowty MRICS Date: 6 February 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