



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

Case Reference : **LON/00BB/F77/2023/0374**

Property : **109 Ravenscroft Road, London E16
4AG**

Tenant : **Mr Gregory**

Landlord : **Scrutton Estates Ltd**

Date of Objection : **17th October 2023**

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

Tribunal : **Mr D Jagger MRICS
Mr A Ring**

**Date of Summary
Reasons** : **15th February 2024**

DECISION

The sum of £183.00 per calendar week will be registered as the fair rent with effect from 15th February 2024 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 and Hearing

2. A hearing took place at 9.30am on the 15th February 2024 which was attended by the tenant. The landlord did not take part. The Tribunal explained to the tenant the method of calculation for the rental valuation and the tenant provided evidence of the condition of the property when he commenced occupation in 1984 and the subsequent improvements, he has undertaken during the 40 years he has lived at the property. The Tribunal inspected the property at around 1.00pm on the 15th February 2024 in the presence of the tenants.

Evidence

3. The Tribunal has consideration of the written submissions from both parties and the inspection of the property.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Canning Town area, we consider that the open market rent for the property in its current condition would be in the region of £415 per calendar week (approximately £1,800 per month) From this level of rent we have made adjustments in relation to:

Terms of tenancy, at the commencement of the tenancy there were: no white goods, no carpets or curtains, dated kitchen and bathroom fittings, no central heating which equates to approximately 45%. Tenants improvements carried out at their own expense during the tenancy which commenced in 1984 are specifically excluded from the rental valuation.

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

6. The full valuation is shown below:

Market Rent		£415 pw
<i>Less</i>	approx. 45%	£186.75

		<u>£228.25</u>
<i>Less</i>		
Scarcity	approx. 20%	<u>46.65</u>
		£182.60 pw

7. The Tribunal determines a rent of £183.00 per calendar week

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £183.00 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 £221.50 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £183.00 per calendar month is to be registered as the fair rent for this property.

The formula for the calculation of the maximum fair rent is based upon the RPI figures which have seen significant increases in the past 18 during due to rampant inflation and this has generated the capped rental figure.

Chairman: Duncan Jagger MRICS Date: 15th 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