



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

Case Reference : **LON/00BJ/F77/2024/0025**

Property : **Flat A, 98 Earlsfield Road, London,
SW18 3DP**

Tenant : **Mr P Cox & Mrs M Cox**

Landlord : **Southern Housing (Legal Services)**

Date of Objection : **11 December 2023**

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

Tribunal : **Mr A Harris LLM FRICS FCI Arb**

**Date of Summary
Reasons** : **8 March 2024**

DECISION

The sum of £241.50 per week will be registered as the fair rent with effect from 8 March 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

2. The Tribunal has carried out an inspection of the property on 8 March 2024.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant drawing attention to various items of repair.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in the condition and with the amenities the market would expect would be in the region of £480 per calendar week. From this level of rent we have made adjustments in relation to:

The condition of the property

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

6. The full valuation is shown below:

Fair rent			
		PW	
Market rent		£	480.00
less condition & terms	25%	-£	<u>120.00</u>
adjusted rent		£	360.00
less scarcity off adj rent	20%	-£	<u>72.00</u>
Fair rent		£	288.00

7. The Tribunal determines a s70 market rent of £288.00 per calendar week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £288.00 per week. The capped rent for the

property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £241.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £241.50 per week is to be registered as the fair rent of this property.

Chairman: A Harris

Date: 8 March 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