



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

Case Reference : **MAM/LON/00AM/F77/2024/0008**

Property : **Flat 1 Garrett House, Guinness Trust,
Stamford Hill, London, N16 5QJ**

Tenant : **Miss Marion Ryan**

Landlord : **The Guinness Partnership Limited**

Date of Objection : **14 November 2023**

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

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

**Date of Summary
Reasons** : **13 March 2024**

DECISION

The sum of £232.51 per calendar week including variable service charges will be registered as the fair rent with effect from 13 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 did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. There were no written submissions from the parties.

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 £400 per week. From this level of rent we have made adjustments in relation to:

The terms of the tenancy and assumed condition

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

6. The full valuation is shown below:

Fair rent			
			PW
Market rent		£	400.00
less condition & terms	20%	-£	80.00
adjusted rent		£	320.00
less scarcity off adj rent	20%	-£	64.00
Fair rent		£	256.00

7. The Tribunal determines a s70 market rent of £256.00 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £256.00 per week. The capped rent for the property

according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £232.51 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £232.51 per week is to be registered as the fair rent of this property.

The tribunal notes from the letter of objection that the rent payable is limited by government guidelines and may be below the registered rent which is the maximum payable.

Chairman: A Harris

Date: 13 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