



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

Case Reference : **LON/00BJ/F77/2023/0276**

Property : **8 Aslett Street, London, SW18 2BN**

Tenant : **Mrs R McDonald**

Landlord : **Southern Housing Group Ltd**

Date of Objection : **10th August 2023**

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

Tribunal : **Judge Shepherd and Mr S. Johnson MRICS**

**Date of Summary
Reasons** : **13th February 2024**

DECISION

The sum of £309.50 per week will be registered as the fair rent with effect from 13th 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

2. The Tribunal carried out an inspection on 13th February 2024.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant.

Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition/ its current condition would be in the region of £650 per week. From this level of rent we have made adjustments in relation to: disrepair, tenant's repairing obligations and carpets and white goods

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

6. The full valuation is shown below:

		£650 per week	
Market Rent			
<i>Less</i>			
Disrepair, tenant's repairing obligations and carpets and white goods - £28%			
)	
<i>Less</i>			
Scarcity	approx. 20%	<u>£94</u>	
			Equals £376 per
week			

7. The Tribunal determines a rent of £309.50

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £376. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £309.50. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £309.50 is to be registered as the fair rent or this property.

Chairman: Judge Shepherd

13th 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA