



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

**Case Reference** : **LON/00BB/F77/2023/0297**

**Property** : **84 Ravenscroft Road, London E16  
4AG**

**Tenant** : **Mr Davidson**

**Landlord** : **Scrutton Estates Ltd**

**Date of Objection** : **26<sup>th</sup> August 2023**

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

**Tribunal** : **Mr D Jagger MRICS  
Mr C Piarroux JP**

**Date of Summary  
Reasons** : **9<sup>th</sup> February 2024**

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**DECISION**

The sum of **£167.20** per calendar week will be registered as the fair rent with effect from **9<sup>th</sup> 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 inspected the property at around 11.30am on the **9<sup>th</sup> 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 **£380** per calendar week (approximately **£1650** 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, and no central heating which equates to approximately **45%**

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

6. The full valuation is shown below:

Market Rent	<b>£380</b> pw
<i>Less approx. 45% Terms and Condition</i>	<b>£171</b>
<i>Leaves</i>	<b><u>£209</u></b>
<i>Less Scarcity approx. 20%</i>	<b><u>£41.80</u></b>
<i>Leaves:</i>	<b>£167.20</b> pw

7. **The Tribunal determines a rent of £167.20 per calendar week**

## **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£167.20** 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 **£202.50** per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£167.20** per calendar month is to be registered as the fair rent for this property. effect from **9th February 2024** being the date the Tribunal made the Decision.

The formula for the calculation of the maximum fair rent is based upon the Retail Price Index (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: 9<sup>th</sup> 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