



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

Case Reference : **HS/LON/00AK/F77/2023/0304**

Property : **44A Kynaston Road, Enfield,
Middlesex, EN2 0DB**

Tenant : **Mrs Audrey Cristo**

Landlord : **Christian Action Housing Association**

Date of Objection : **8 August 2023**

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

Tribunal : **Mr O Dowty MRICS
Mr A Ring**

**Date of Summary
Reasons** : **26 April 2024**

DECISION

The sum of £170 per week will be registered as the fair rent with effect from 25 April 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 of the property on 25 April 2024.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Landlord, and the contents of the Tenant's letter of objection.

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 good tenable condition would be in the region of £275 per week. From this level of rent we have made adjustments in relation to:

- The Tenant's provision of white goods, carpets, curtains and other similar furnishings
- The lease terms of the tenancy being less attractive to a potential tenant than those which are generally expected in the market as regards internal decorations
- The kitchen at the property being dated
- The bathroom at the property being basic
- Some disrepair at the property in the form of uneven floors, cracking and a blocked drain

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

6. The full valuation is shown below:

Property:	44a Kynaston Road, Enfield, Middlesex, EN2 0DB				
Fair rent calculation in accordance with s(70) Rent Act 1977					
Market Rent			£275	per week	
Disregards			Deduction per week	as % of weekly rent	
Lease terms			£20.63	7.5%	
White goods, carpets, curtains, etc			£13.75	5.00%	
Dated kitchen			£6.88	2.50%	
Basic bathroom			£6.88	2.50%	
Uneven floors, cracking and blocked drain			£13.75	5.00%	
		Total deductions	£61.88	22.50%	
		Market rent less deductions	£213.13	per week	
Less Scarcity	20.00%	of Market rent less deductions	£42.63		
Adjusted Market Rent			£170.50	per week	
		SAY	£170	per week	uncapped rent

7. The Tribunal determines a rent of £170 per week and this equates to approximately £737 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £170 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £197 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £170 per week is to be registered as the fair rent for this property.

9. The fair rent the Tribunal has determined is the maximum rent that may be charged at the property, but the Landlord may charge a lower amount should they wish. Whilst not relevant to the Tribunal's decision, for completeness the Tribunal notes that, in this case, the Tribunal has received correspondence from the Landlord indicating that they intend to charge a figure of £105.72 per week.

Chairman: Mr O Dowty MRICS

Date: 26 April 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