



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

**Case Reference:** LON/00AM/F77/2023/0346

**Property:** 54 Lawford Road, London, N1 5BL

**Tenant:** Mrs M Sacker

**Landlord:** Henry Benyon

**Date of Objection:** 10 September 2023

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

**Tribunal:** Judge I Mohabir  
Mrs S Redmond BSc (Econ) MRICS

**Date of Summary  
Reasons :** 16 January 2024

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**DECISION**

The sum of £1,263.50 per calendar month will be registered as the fair rent with effect from 16 January 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 good tenantable condition would be in the region of £2,500 per calendar month. From this level of rent we have made adjustments in relation to:

Assuming a dated kitchen and bathroom, tenant's floor coverings, curtains, white goods and decoration obligation under the terms of the tenancy and the reported existence of damp and mould and disrepair.

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

6. The full valuation is shown below:

Market Rent		per calendar month £2,500
<i>Less</i>		
Deductions above	)	
	) approx. 30%	
	)	
		<u>£750</u>
		<u>£1,750</u>
<hr/>		
<i>Less</i>		
Scarcity	approx. 20%	<u>£350</u>
		£1,400

7. The Tribunal determines a fair rent of £1,400 per calendar month.

**Decision**

8. However, the rent is capped under the provisions of the Rent Acts (Maximum Fair Rents) Order 1999 in the sum of £1263.50 per month.

Tribunal Judge: Mr I Mohabir

Date: 16 January 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