



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

Case Reference : **LON/00AM/F77/2023/0359**

Property : **29 Annis Road, London, E9 5DD**

Tenant : **Mrs A Cotter-Boston**

Landlord : **Sanctuary Housing**

Date of Objection : **14 September 2023**

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

Tribunal : **Mr O Dowty MRICS**

**Date of Summary
Reasons** : **15 May 2024**

DECISION

The sum of £235.50 per week will be registered as the fair rent with effect from 10 May 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 to it.

Evidence

3. The Tribunal has consideration of the content of the tenant's objection. There were no other 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 tenable condition would be in the region of £690 per week. From this level of rent we have made adjustments in relation to:

- 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 decoration
- The Tenant's provision of white goods, floor coverings, curtains and other similar furnishings
- The property having single glazing, which is partially in poor condition

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

6. The full valuation is shown below:

Property: 29 Annis Road, London, E9 5DD							
Fair rent calculation in accordance with s(70) Rent Act 1977							
Market Rent				£690	per week		
Disregards				Deduction per week	as % of weekly rent		
Lease terms				£51.75		7.5%	
White goods, carpets, curtains, etc				£34.50		5.00%	
Single Glazing, partially in poor condition				£51.75		7.50%	
			Total deductions	£138.00		20.00%	
			Market rent less deductions	£552.00	per week		
Less Scarcity	20.00%	of Market rent less deductions		£110.40			
Adjusted Market Rent				£441.60	per week		
			SAY	£440	per week	Uncapped rent	

7. The Tribunal determines a rent of £440 per week and this equates to approximately £1,907 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £440 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £235.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £235.50 per week is to be registered as the fair rent for this property.

Chairman: Mr O Dowty MRICS

Date: 15 May 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