



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

**Case Reference** : **LON/00AY/F77/2024/0127**

**Property** : **Flat 5 Skipton Court, Norwood Road,  
London SE24 9AP**

**Tenant** : **Mr Peter Hart**

**Landlord** : **Southern Housing Ltd**

**Date of Objection** : **1 February 2024**

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

**Tribunal** : **Judge O'Brien, Ms Sarah Phillips FRICS**

**Date of Summary  
Reasons** : **20 May 2024**

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**DECISION**

**The sum of £239.84 will be registered as the fair rent with effect from 20 May 2024, being the date the Tribunal made the Decision.**

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**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. Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

## Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant. There were no written submissions from the Landlord.

## Determination and Valuation

4. Having consideration of 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 £380 per week. From this level of rent we have made adjustments in relation to:

- Tenants liability to repair/redecorate
- No white goods
- No curtains or floor coverings
- General disrepair
- Leaks and damp issues

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

6. The full valuation is shown below:

Market Rent		£380 per week
<i>Less</i>		
	<ul style="list-style-type: none"><li>• <i>tenant's repair liability -5%</i></li><li>• <i>no white goods -5%</i></li><li>• <i>no curtains/floor coverings -5%</i></li><li>• <i>General disrepair -5%</i></li><li>• <i>Leak and damp issues -5%</i></li></ul>	
		<u>£95</u>
		£275
<i>Less</i>		
<i>Scarcity</i>	<i>approx. 20%</i>	<u>£57</u>
Fair Rent		£228

**Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £228 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £222.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £222.50 per week, plus service charges of £17.34, is to be registered as the fair rent for this property.

**Chairman: N O'Brien**

**Date: 20 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