



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

**Case Reference** : **LON/00BC/F77/2024/0100**

**Property** : **Flat 5 Woodland Court, New  
Wanstead, London, E11 2SP**

**Tenant** : **Mrs B Kemperdick**

**Landlord** : **Northumberland & Durham Property  
Trust Ltd**

**Date of Objection** : **17 January 2024**

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

**Tribunal** : **Mr A Harris LLM FRICS FCI Arb  
Mr J Francis QPM**

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

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**DECISION**

**The sum of £910.00 per calendar month will be registered as the fair rent with effect from 16 May 2024, being the date the Tribunal made the Decision.**

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## SUMMARY REASONS

### Background

1. Following an objection from the Landlord 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 has carried out an inspection of the property on 16 May 2024.

### Evidence

3. The Tribunal has considered the written submissions provided by the Tenant.

### Determination and Valuation

4. In the absence of rental comparables provided by the parties the tribunal has relied on its own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in the condition and with the amenities the market would expect would be in the region of £1750.00 per calendar month. From this level of rent we have made adjustments in relation to:

Poor condition of the windows  
Dated and worn bathroom  
Poor quality kitchen  
No carpets curtains or white goods

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

6. The full valuation is shown below:

<b>Fair rent</b>			
		PM	
Market rent		£	1,750.00
less condition & terms	35%	£	612.50
adjusted rent		£	1,137.50
		£	-
less scarcity off adj rent	20%	£	227.50
Fair rent		£	910.00

7. The Tribunal determines a s70 rent of £910.00 per calendar month.

### **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £910.00 per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1170.00 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £910.00 per calendar month is to be registered as the fair rent of this property.

**Chairman: A Harris**

**Date: 16 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 subsequent application for permission to appeal should be made on Form RP PTA