



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

**Case Reference** : **LON/00BJ/F77/2024/0168**

**Property** : **Flat B, 21 Oberstein Road,, London,  
SW11 2AE**

**Tenant** : **Mr J Noble**

**Landlord** : **Southern Housing Association**

**Date of Objection** : **18 January 2024**

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

**Tribunal** : **Mr A Harris LLM FRICS FCIArb**

**Date of Summary  
Reasons** : **2 July 2024**

---

**DECISION**

**The sum of £224.00 per week will be registered as the fair rent with effect from 2 July 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. The rent was last registered on 15 October 2015. If the tenant is on a social rent this is not within the jurisdiction of the tribunal.

### 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. 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 and considers 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 £400.00 per calendar month/week. From this level of rent we have made adjustments in relation to:

No central heating

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

6. The full valuation is shown below:

Fair rent		
		PW
Market rent		£ 400.00
less condition	30%	-£ 120.00
net rent		£ 280.00
less scarcity	20%	£ 56.00
Fair rent		£ 224.00

7. The Tribunal determines a s70 rent of £224.00 per week.

## **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £224.00 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £226.39 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £224 per week is to be registered as the fair rent of this property.

**Chairman: A Harris**

**Date: 2 July 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