



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

Case Reference : **LON/00BC/F77/2024/0129**

Property : **17 Amanda Close, Chigwell, Essex IG7
5JG**

Tenant : **Miss A Wright**

Landlord : **Orbit Housing Association**

Date of Objection : **2 February 2024**

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

Tribunal : **Judge O'Brien, Sarah Phillips MRICS**

**Date of Summary
Reasons** : **8 July 2024**

DECISION

The sum of £567 will be registered as the fair rent with effect from 8 July 2024 being the date the Tribunal made the Decision.

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 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 the comparable evidence proved by the landlord and 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 £1650 per calendar month. From this level of rent we have made adjustments.

6. The full valuation is shown below:

Market Rent		per calendar month £1650
<i>Less</i>		
No white goods	-5%	£8.25
No Curtain or floor cover	-5%	£8.25
<i>Less</i>		
Scarcity	approx. -20%	£279

7. The Tribunal determines a fair rent of £1188 per calendar month, or £274 per week.

8. The tenant owns a 50% share in the property and the rent is subject to the following deductions;

Fair rent	£1188
Deduct service charge	(£36.39)
Deduct fees	(£11.49)

Gross rent	£1140.12
Deduct 5% for repairing obligation	(£57.01)
Adjust for tenants' equity	(£541.56)
Add service charges	£36.39
Add fees etc	£11.49
Fair shared ownership rent	£589.44

Decision

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £594 per calendar month. The shared ownership fair rent is calculated at £589.44. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £567 . The calculation of the, fair rent, the shared ownership rent and the capped rent is shown on the attached decision form. **In this case the capped rent of £567 per calendar month is to be registered.**

Chairman:

Judge O'Brien

Date: 8 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA