



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

Case Reference : **GB/LON/00AU/F77/2024/0141**

Property : **Flat C, 31 Tabley Road, London, N7
0NA**

Tenant : **Ms Dianne Maiara-Kiande**

Landlord : **Clarion Housing Association Ltd**

Date of Objection : **9 February 2024**

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

Tribunal : **Mr C Norman FRICS**

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

DECISION

The sum of £305.04 per week will be registered as the fair rent with effect from 15 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.

Inspection

2. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties and Google Maps.

Evidence

3. The Tribunal has considered the written objection to the Rent Officer by the Tenant. In the Tribunal, there were no written submissions from the parties.

Determination and Valuation

4. Having considered our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its current condition would be in the region of £346 per week.

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

6. The full valuation is shown below:

Market Rent		per calendar month/week £346
<i>Less</i>		
Scarcity	approx. 20%	<u>£69.00</u> £277.00

7. The Tribunal determines a rent of £277 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £277 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £305.04 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £277 per week is to be registered as the fair rent or this property.

The tenant should note that the registered rent is the maximum rent recoverable, and landlords may charge a lower rent.

Chairman: Mr C Norman FRICS

Date: 15 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