



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

Case Reference : **LON/00AZ/F77/2024/0153**

Property : **313A Sydenham, London SE26 5EW**

Tenant : **R Simpson**

Landlord : **Oakdrive Ltd c/o W Lettings & Management**

Date of Objection : **6 February 2024**

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

Tribunal : **Mr D Jagger MRICS
Mr O Miller**

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

DECISION

The sum of £620 per calendar Month will be registered as the fair rent with effect from 16 August 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. The Tribunal did not inspect the property and relied on the information provided by the Rent Officer together with Google Street Maps and its expert knowledge.

Evidence

3.. The Tribunal had copies of the Valuation Office Agency correspondence including the rent registers effective **19th January 2022** and **22nd January 2024** together with the calculations for the most recent registration.

The Tenant provided detailed information in connection with the property in the completed Reply Form together with helpful photographs. No comparable evidence was provided by the parties. The Landlord did not provide any written submissions.

The Hearing

5. A hearing took place at 10.00am on the 16th August 2024 attended by the Tenant Mr Simpson. The Tribunal confirmed it had read the papers and asked Mr Simpson to present his case, with particular reference to the condition of the flat and the entrance. The Tribunal found the evidence submitted by Mr Simpson to be reliable and credible and had no reason to reject this.

Determination and Valuation

6. Having consideration of our own expert, general knowledge of rental values in the Sydenham area, we consider that the open market rent for the property in its current condition would be in the region of **£1,550** per calendar month (From this level of rent we have made adjustments in relation to:

Terms of tenancy, no white goods, no carpets or curtains, rot infestation to sash windows, unmodernised condition, no central heating , evidence of mould to the walls via water penetration, poor rear entrance and location over commercial premises which equates to approximately **50%**

7. The Tribunal has also made an adjustment for scarcity at **20%**

8.. The full valuation is shown below:

Market Rent

£1,550 pcm

