



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

Case Reference : **HS/LON/00AP/F77/2024/0211**

Property : **Flat 5, 31 Haringey Park, London, N8
9JD**

Tenant : **Miss Sharon Wright**

Landlord : **Clarion Housing Association**

Date of Objection : **11 April 2024**

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

Tribunal : **Mr Charles Norman FRICS**

**Date of Summary
Reasons** : **3 September 2024**

DECISION

The sum of £227.82 per week will be registered as the fair rent with effect from 3 September 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.

Evidence

3. 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 £438 per week. From this level of rent we have made adjustments in relation to:

The greater repairing obligations of a tenant under a rent act tenancy as compared to an assured shorthold;
The lack of white goods carpets and curtains.

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

6. The full valuation is shown below:

Market Rent	per calendar month/week	£438
<i>Less</i>		
Greater repairing obligations see above)		
Lack of white goods curtains/ carpets)		
) approx. 10%	
		<u>£44.00</u>
		£394.00
<i>Less</i>		
Scarcity	approx. 20%	<u>£79.00</u>
		£315.00

7. The Tribunal determines an uncapped rent of £315 per week.

Decision

8.The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £227.82 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of the uncapped and capped rent of £227.82 per week is to be registered as the fair rent or this property.

Note: The registered rent is the maximum rent recoverable but landlords may charge a lower rent.

Chairman: Mr Charles Norman FRICS

Date: 3 September 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