



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

Case Reference : **HS/LON/00BH/F77/2024/0218**

Property : **57 Northcote Road, London, E17 7DT**

Tenant : **Ms Maxine Howells**

Landlord : **Clarion Housing Association Ltd**

Date of Objection : **22 April 2024**

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

Tribunal : **Mr C Norman FRICS**

**Date of Summary
Reasons** : **8 September 2023**

DECISION

The sum of £238.50 per week will be registered as the fair rent with effect from 8 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. The Tribunal has had consideration of the written submissions provided by the Tenant. There were no written submissions from the landlord.

Determination and Valuation

4. Having had consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good condition would be in the region of £2000 per calendar month /£462 per week). From this level of rent we have made adjustments in relation to:

Damp ingress

Absence of white goods carpets and curtains provided by the landlord

The more onerous repairing obligations of the tenant as compared to an assured shorthold tenancy

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

6. The full valuation is shown below:

| | | |
|----------------------|-------------------------|---------------------------------|
| Market Rent | | per calendar month/week £462 |
| <i>Less</i> | | |
| Matters stated above |)) approx. 20%) | |
| | | <u>£92</u> |
| | | £370 |
| <i>Less</i> | | |
| Scarcity | approx. 20% | <u>£74</u> |
| | | £296 |

7. The Tribunal determines a rent of £296 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £296 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £238.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £238.50 per week is to be registered as the fair rent of this property.

Chairman: Mr C Norman FRICS **Date:** 8 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