



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

Case Reference: TR/LON/00AM/F77/2024/0261

Property: 113 Clissold Crescent, London, N16 9AS

Tenant: Edwina Dorman

Landlord: Nessfield Ltd

Date of Objection: 1 July 2024

Type of Application: Section 70, Rent Act 1977

Tribunal: Judge I Mohabir
Miss M Krisko BSc (EST MAN) FRICS

**Date of Extended
Reasons** : 22 October 2024

DECISION

The sum of £206 per week will be registered as the fair rent with effect from 22 October 2024 being the date the Tribunal made the Decision.

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EXTENDED 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 documentary evidence only.

Evidence

3. No written submissions were received from either party.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the area of Hackney, we consider that the open market rent for the property in its current condition would be in the region of £360 per week.
5. From this level of rent we have made global adjustments in relation to:

For the, the dated kitchen and bathroom, tenant's floor coverings, curtains, white goods, the tenant's internal decoration obligation under the terms of the tenancy and the absence of central heating.
6. After deducting the amount for services, the Tribunal has also made an adjustment for scarcity.
7. The full valuation is shown below:

Market Rent		per week £360
<i>Less</i>		
Deductions above)) 25%)	£90
<i>Less</i>		
Scarcity	approx. 20%	<u>£54</u>
		£216

8. The Tribunal determines a fair rent of £216 per week.

Decision

9. However, the rent is capped under the provisions of the Rent Acts (Maximum Fair Rents) Order 1999 at £206 per week, as it is above MFR.

Tribunal Judge: Mr I Mohabir

Date: 22 October 2024

APPEAL PROVISIONS

These extended reasons are provided to give the parties an indication as to how the Tribunal made its decision. Any application for permission to appeal should be made on Form RP PTA