



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

Case Reference: LON/00AM/F77/2024/0604

Property: Flat 2, 260-262 Richmond Road, London, E8
3QW

Tenant: Patricia McLeod

Landlord: Clarion Housing Association Limited

Date of Objection: 27 July 2024

Type of Application: Section 70, Rent Act 1977

Tribunal: Judge I Mohabir
Mr K Ridgeway MRICS

**Date of Extended
Reasons** : 21 November 2024

DECISION

The sum of £280.55 per week will be registered as the fair rent with effect from 21 November 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 the landlord. The tenant's written submissions, which largely criticised the rental increase sought by the landlord were considered by the Tribunal.

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 £650.00 per week.
5. From this level of rent we have made global adjustments in relation to:

For the tenant's floor coverings, curtains, white goods, the tenant's internal decoration obligation under the terms of the tenancy and the absence of double glazing totalling 20%.
7. After deducting the amount for services, the Tribunal has also made an adjustment for scarcity.
8. The full valuation is shown below:

Market Rent		per week £650.00
<i>Less</i>		
Tenant's carpets and curtains)	
No white goods)	20%
Tenant's internal decorating obligation)	
No double glazing)	
 Adjusted rent		 £520.00
<i>Less</i>		
Scarcity	approx. 20%	£104.00
 Add		
Cost of services		£1.05
 Fair rent		 £417.05

9. The Tribunal determines a rent of £417.05 per week.

Decision

8. The rent has been capped under the provisions of the Rent Acts (Maximum Fair Rents) Order 1999 as it is above MFR of £280.55 per week.

Tribunal Judge: Mr I Mohabir

Date: 21 November 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.