



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

**Case Reference** : **LON/00AM/F77/2024/0622**

**Property** : **170A Middleton Road, London E8  
4LN**

**Tenant** : **Mr D Graham**

**Landlord** : **Islington & Shoreditch H.A.**

**Date of Objection** : **15 August 2024**

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

**Tribunal** : **Mrs S Phillips MRICS**

**Date of Summary  
Reasons** : **2 December 2024**

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**DECISION**

**The sum of £182 per calendar week will be registered as the fair rent with effect from 2 December 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 but considered this case on the basis of the papers provided by the parties.

### Evidence

3. There were no written submissions from the parties other than the Tenant's initial objection to the determination of the fair rent by the Rent Officer.

### Determination and Valuation

4. Having 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 tenable condition would be in the region of £408 per calendar week. From this level of rent we have made adjustments in relation to:

Tenant's liability for repair;  
No provision white goods;  
No provision of floor coverings or curtains;

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

6. The full valuation is shown below:

Market Rent		per calendar week £600
<i>Less</i>		
Tenant's repair liability	) 5%	
No white goods	) 5%	
No floor coverings / curtains	) 5%	
		<u>£90</u>
		£510
<i>Less</i>		
Scarcity	approx. 20%	<u>£102</u>
		£408

7. The Tribunal determines a rent of £408 per calendar week.

### Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £408 per calendar week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £182 per calendar week. The calculation of the capped rent is

shown on the decision form. In this case the lower rent of £182 per calendar week is to be registered as the fair rent or this property.

9. We should comment that the rent fixed by the Tribunal is the maximum rent and the Landlord may not charge a rent above that figure. However, in many cases when the Landlord is a Registered Social Landlord, the rent charged may be significantly less than the rent fixed by the Tribunal.

**Chairman: Mrs S Phillips MRICS**

**Date: 2 December 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA