



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

Case Reference : **LON/00AU/F77/2024/0663**

Property : **Flat A 17 Seven Sisters Road, London
N7 6AN**

Tenant : **Mrs Sylvia Fowler**

Landlord : **Bank of Scotland PLC c/o Connells
Group**

Date of Objection : **19 September 2024**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **15 January 2025**

DECISION

The sum of **£1298** per month will be registered as the fair rent with effect from **15 January 2025** 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.

Evidence

3. The Tribunal has consideration of the Rent Officers calculations. Neither party provided the Tribunal with any written submissions or evidence of rental levels for comparable properties in the area.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Holloway area, we consider that the open market rent for the property in its current condition would be in the region of **£2800** per month. From this level of rent we have made adjustments in relation to: no white goods, no carpets or curtains, dated fittings and terms of the tenancy which equates to approximately **20%**

5. The Tribunal has also made an adjustment for scarcity at **20%**

6. The full valuation is shown below:

| | | |
|----------------------------|--------------------|---------------------|
| Market Rent | | £2800 pm |
| <i>Less</i> | approx. 20% | £560 |
| <i>Terms and condition</i> | | |
| | <i>Leaves</i> | <u>£2240</u> |
| <i>Less</i> | approx. 20% | £448 |
| Scarcity | | |
| | <i>Leaves</i> | £1792 pm |

7. **The Tribunal determines a rent of £1792 per calendar month**

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£1792** per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£1298** per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£1298** per month is to be registered as the fair rent for this property effect from 15 January 2025 being the date the Tribunal made the Decision.

Chairman: Duncan Jagger MRICS Date: 15 January 2025

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