



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

**Case Reference** : **LON/00AY/F77/2024/0662**

**Property** : **Flat A 19 Effra Road, Brixton London  
SW2 1BY**

**Tenant** : **Deanna Austin**

**Landlord** : **London & Quadrant 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**

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**DECISION**

The sum of **£190** per week will be registered as the fair rent with effect from **15 January 2025** 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.

### Evidence

3. The Tribunal has consideration of the written submissions from both parties together with the Rent Officers calculations. Neither party provided the Tribunal with 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 Brixton area, we consider that the open market rent for the property in its current condition would be in the region of **£460** per week. (£2,000 per month) From this level of rent we have made adjustments in relation to: no white goods, no carpets or curtains, and terms of the tenancy which equates to approximately **15%**

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

6. The full valuation is shown below:

Market Rent		<b>£460pw</b>
<i>Less</i>	approx. <b>15%</b>	<b>£69</b>
<i>Terms and condition</i>		
	<i>Leaves</i>	<b><u>£391</u></b>
<i>Less</i>	approx. <b>20%</b>	<b><u>£78.20</u></b>
<i>Scarcity</i>		
	<i>Leaves</i>	<b>£312.80 pw</b>

7. **The Tribunal determines a rent of £312.80 per calendar week**

**Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£312.80** per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£190** per calendar week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£190** per week is to be registered as the fair rent for this property effect from 15 January 2025 being the date the Tribunal made the Decision.

9. It is often the case that market rents are in excess of those that may be charged by social landlord's as it is a significant part of their remit to provide affordable housing. In the landlord's statement of case, it is confirmed "**charged rent will increase by the previous September CPI plus 1% each April in line with government guidelines. Therefore, the proposed increase is £120. 49.**" Therefore, the Tribunal's figure, above is the maximum rental figure that can be charged.

**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