



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

Case Reference : **LON/00AY/F77/2024/0677**

Property : **10 Geoffrey Close, Lilford Road,
London SE5 9BX**

Tenant : **Leonora Bryan**

Landlord : **The Riverside Group**

Date of Objection : **6 October 2024**

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

Tribunal : **Mr D Jagger MRICS
Mr O Miller**

Date of determination : **3 February 2025**

**Date of Summary
Reasons** : **3 February 2025**

DECISION

The sum of **£222.50** per week will be registered as the fair rent with effect from **3 February 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

2. The Tribunal has consideration of the Rent Officers calculations. The Tenant submitted written submissions and photographs which have been taken fully into account. Neither party provided the Tribunal with any comparable evidence.

Inspection

The Tribunal inspected the property on the 3 February 2025 in the presence of the Tenant, Miss Bryan and her son.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Camberwell area, together with the Tenant's submissions. The Tribunal considers that an achievable rent for a similar two-bedroom flat in a good marketable condition with reasonably modern kitchen and bathroom fittings, modern services with carpets curtains and white goods provided by the Landlord would be **£440** per week. (£1900 per month)

5. From this level of rent we have made adjustments in relation to: no white goods, no carpets or curtains, evidence of damp and mould to the main walls, dated fittings and the tenant's terms of the tenancy which equates to approximately **20%**

6. The Tribunal has made an adjustment of 20% for scarcity as it considers there is a restricted supply of similar rental properties in the general area.

7. The calculations for the valuation is shown below:

Market Rent		£440.00 pw
<i>Less</i>	approx. 20%	£88.00
<i>Terms and condition</i>		

	<i>Leaves</i>	£352.00
<i>Less</i>		
<i>Scarcity</i>	20%	£70.40

8. **The Tribunal determines a rent of £281.60 per calendar week.**

Decision

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£281.60** per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£222.50** per calendar week. The calculation of the capped rent is shown on the decision form. In this case, the lower rent of **£222.50** per calendar week is to be registered as the fair rent for this property to take effect from the 3 January 2025 being the date the Tribunal made the Decision.

10. It is often the case that market rents are in excess of those that maybe charged by social landlord's as it is a significant part of their remit to provide affordable housing. As such depending on the type of tenancy agreement their calculation of rent is either at a percentage of market rent or by way of index. Comparison is made with the open market rather than limited to other properties which are offered by social housing providers. **It is assumed that the landlord will by usual convention of social landlord's not seek to increase the rent proposed in its original notice as a result of this determination.**

Chairman: Duncan Jagger MRICS

Date: 3 February 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