



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

Case Reference : **LON/00AM/F77/2024/0633**

Property : **67A Lansdowne Drive, Hackney,
London E8 3EP**

Tenant : **Mr Lloyd French**

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

Date of Objection : **19 August 2024**

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

Tribunal : **Ms P Tueje
Mr D Jagger MRICS**

Date of determination : **16 December 2024**

**Date of Summary
Reasons** : **30th January 2025**

DECISION

The sum of **£160.00** per week will be registered as the fair rent with effect from **16 December 2024** 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 considered the Rent Officer's calculations. The Tenant submitted written submissions and photographs which have been taken fully into account, including noting that no services are provided to the Tenant.

The Inspection

3. The Tribunal inspected the property on the morning of the 16 December 2024 in the presence of the Tenant Mr French.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Hackney area, together with the parties submissions. The Tribunal considers that an achievable rent for a similar two-bedroom converted 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.

5. From this level of rent we have made adjustments in relation to: no white goods, no carpets or curtains, evidence of rising and penetrating damp and mould to the main walls, restricted day light in the living room due to the erection of a metal staircase, poor room layout, small bathroom and the tenant's terms of the tenancy which equates to approximately **35%**

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 calculation for the valuation is shown below:

Market Rent		£440 pw
<i>Less</i>	approx. 35%	£154
<i>Terms and condition</i>		
	<i>Leaves</i>	£286
<i>Less</i>		
<i>Scarcity</i>	20%	<u>£57.20</u>
		£228.80

8. **The Tribunal determines a rent of £228.80 per calendar week.**

Decision

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£228.80** per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£160** per calendar week. The calculation of the capped rent is shown on the decision form. In this case, the lower rent of **£160** per week is to be registered as the fair rent for this property to take effect from the 16 December 2024 being the date the Tribunal made the Decision.

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