



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

Case Reference : **LON/00AF/F77/2025/0100**

Property : **9D Anerley Park London SE20 8MF**

Tenant : **Dagmar Blake**

Landlord : **Helix Housing Association**

Date of Objection : **30 December 2024**

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

Tribunal : **R Waterhouse FRICS**
C Piarroux JP

Venue : **Determination on Papers**

Date : **20 May 2025**

Decision

The sum of £1013.00 per calendar month will be registered as the fair rent with effect from 20 May 2025 date the Tribunal made the Decision.

The landlord may choose to charge below this.

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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. The property is a self-contained converted flat, comprising, on the first floor, two rooms, one kitchen, one bathroom and WC, and second floor two rooms and one WC with full central heating. Outside there is a parking space.

Evidence

3. The Tribunal has had consideration of the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

4. Having consideration of any comparable evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of **£2000.00** per calendar month. From this level of rent we have made adjustments noted below.

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

6. The full valuation is shown below:

Market Rent	£2000.00	pcm
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Less

Tenant's responsibility for internal decoration

Deduct **5%**

Tenant's white goods, carpets, curtains

Deduct **5%**

Condition as let in 1973

Deduct **10%**

Total of deductions so far

£400.00

Leaves

£1600.00

Less

Scarcity

20%

-£320.00

Leaves

£1280.00

7. The Tribunal determines a rent of **£1280.00 per calendar month.**

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£1280.00 per calendar month.** The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£1013.00 per calendar month.** The calculation of the capped rent is shown on the decision form. In this case the lower rent of

£1013.00 per month is to be registered as the fair rent of this property from **20 May 2025**.

Chairman: R Waterhouse FRICS Date: 20 May 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA