



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

Case Reference : **LON/00AU/F77/2025/0091**

Property : **7 Lowman Road, London N7 6DD**

Tenant : **Mrs Androniki Eftychiou**

Landlord : **Clarion Housing Association Limited**

Date of Objection : **12 January 2025**

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

Tribunal : **Judge Dutton
Mrs S F Redmond MRICS**

Date : **13 May 2025**

DECISION

The sum of £382.50 per week will be registered as the fair rent with effect from 13 May 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.

Inspection

2. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. There were no written submissions from the parties, although we did have sight of the letter of objection dated 12 January 2025, which followed on from an earlier letter written by the tenant dated 17 December 2024. The Tribunal noted references relating to the age and capacity of the tenant and points out that such considerations cannot form part of the valuation exercise.

Determination and Valuation

4. Having consideration of 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 £1,200 per week. From this level of rent we have made adjustments in relation to:

- The condition of the property as referred, to in the letters of objection from both Mr Sinclair and the tenant, together with the unmodernised kitchen and bathroom and the tenant's liability for repair and to provide curtains carpets and white goods.

5. The Tribunal has also made an adjustment for scarcity.

6. The full valuation is shown below:

Open Market Rent

£1,200 per week

Less a global deduction for:

The condition of the property and lack of modernisation
(including lack of double glazing)

The tenant's obligations to repair and to provide carpets
curtains and white goods)

approx. 40%

Adjusted Market Rent

£720 per week

Less

Scarcity approx. 20%

£144.00

£576.00 per week

7. The Tribunal determines a fair rent of £576.00 per calendar week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £576 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £382.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £382.50 per week is to be registered as the fair rent for this property.

Chairman:

Judge Dutton

Date: 13 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