



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

**Case Reference** : **LON/00AY/F77/2025/0124**

**Property** : **20 Trust Walk, London, SE21 8LB**

**Tenant** : **Ms C Johnson**

**Landlord** : **Peabody**

**Date of Objection** : **6 February 2025**

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

**Tribunal** : **Mr A Harris LLM FRICS FCI Arb**

**Date of Summary  
Reasons** : **10 June 2025**

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**DECISION**

**The sum of £297.00 per week will be registered as the fair rent with effect from 10 June 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.

### 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 landlord. The tenant in her objection email listed various complaints including mould and expected repairs or renewals.

### Determination and Valuation

4. In the absence of rental comparables provided by the parties the tribunal has relied on its own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in the condition and with the amenities the market would expect would be in the region of £530.00 per week. From this level of rent we have made adjustments in relation to:
  - a. Mould issues
  - b. Dated fittings

The Tribunal has also made an adjustment for scarcity.

5. The full valuation is shown below:

<b>Fair rent</b>		
		PW
Market rent		£ 530.00
less condition & terms	30%	<u>-£ 159.00</u>
adjusted rent		£ 371.00
less scarcity off adj rent	20%	<u>-£ 74.20</u>
Fair rent		£ 296.80
<b>Rounded up</b>		<b>£297.00</b>

## **Decision**

6. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £297.00 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £303.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £297.00 per calendar month/week is to be registered as the fair rent for this property.
7. The tribunal notes that the rent paid by the tenant may be a social rent which can only be increased by the rise in the Consumer Prices Index plus 1%. The jurisdiction of the tribunal is limited to finding a fair rent as set out in the Rent Act and it has no power over the level of a social rent. If applicable it is the lower of the social rent and fair rent which is due from the tenant.

**Chairman: A Harris**

**Date: 10 June 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