



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

Case Reference : **HS/LON/00AF/F77/2025/0143**

Property : **46 Piquet Road, London, SE20 7XZ**

Tenant : **Mrs S Blancke & Miss C Taylor**

Landlord : **Southern Housing**

Date of Objection : **26 February 2025**

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

Tribunal : **Ms S Beckwith MRICS**

Date : **10 July 2025**

DECISION

The sum of £544.50 per calendar month will be registered as the fair rent with effect from 10 July 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. The Tribunal issued Directions on 15 May 2025 inviting the parties to complete Reply Forms. No written submissions were received from the parties.
4. The Tribunal has consideration of the documents provided by the Rent Officer, which include the Landlord's original application form.
5. The Property is a three-bedroom house with living room, kitchen and bathroom. There is no central heating.

Determination and Valuation

6. 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 £2,000 per calendar month. From this level of rent we have made adjustments in relation to:
 - The terms and conditions of the tenancy.
 - The Tenant having provided all white goods, floor and window coverings and other furnishings.
 - The lack of central heating.
7. The Tribunal has also made an adjustment for scarcity.
8. The full valuation is shown below:

			Per calendar month
MARKET RENT			£2,000
<i>Less</i>			
Terms of tenancy)		
Tenant's provision of white goods, furniture, etc)	approx. 20%	£400.00
No central heating)		
Market rent less deductions			<u>£1,600.00</u>
Less scarcity		approx. 20%	£320.00
Market rent less deductions and scarcity			<u>£1,280.00</u>
ADJUSTED MARKET RENT			£1,300

9. The Tribunal determines a rent of £1,300 per calendar month.

Shared Ownership Calculation

10. The Tenants own a 25% share of the Property.
11. The Landlord has provided a schedule showing applicable charges of £19.35 per calendar month.
12. The calculation of the Shared Ownership Rent is as follows:

Equivalent Fair Rent	£1,300
Deduct Full Repairing Liability	£195.00
Deduct Management, Insurance, Audit Fee	£19.35
GROSS RENT	<u>£1,085.65</u>
Adjust for Tenant's Share	£814.24
Add Management, Insurance, Audit Fee	<u>£833.59</u>
FAIR SHARED OWNERSHIP RENT	£835

13. The Tribunal determines a Fair Shared Ownership Rent of £835 per calendar month.

Decision

14. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,300 per calendar month. The Shared Ownership Fair Rent is calculated at £835 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 £544.50 per calendar month. The calculation of the capped rent is shown on the decision form.

In this case the lower rent of £544.50 per calendar month is to be registered as the fair rent for this property.

15. The Tribunal notes that the current rent being paid is lower than the previously registered rent. The Landlord is entitled, but not compelled, to charge the Tenant rent at the registered figure from the effective date and may choose to charge a lower figure.

Chairman: Ms S Beckwith MRICS

Date: 10 July 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