



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

**Case Reference** : **LON/00AH/F77/2025/0151**

**Property** : **70 Montacute Road, New Addington,  
Croydon CR0 0JE**

**Tenant** : **Miss J Taggart**

**Landlord** : **Southern Housing**

**Date of Objection** : **31 December 2024**

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

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

**Date of Summary  
Reasons** : **15 July 2025**

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**DECISION**

**The sum of £587.50 per month will be registered as the fair rent with effect from 15 July 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 parties.

### 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 £1650.00 per month. From this level of rent we have made adjustments in relation to:

No carpets, curtains or white goods  
Tenants repairing liability

5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

Fair rent			
		PCM	
Market rent		£	1,650.00
less condition & terms	30%	-£	<u>495.00</u>
adjusted rent		£	1,155.00
less scarcity off adj rent	20%	-£	<u>231.00</u>
Fair rent		£	924.00

This rent then needs to applied to the shared ownership formula set out in the lease.

<b>1. Determine Equivalent Fair Rent</b>					£924.00
<b>2. Deduct service charge (less any audit , insurance and management of the shared ownership lease, but NOT management of any services)</b>					£0.00
				<i>Rolling Total</i>	
<b>3. Adjust for full repairing lease</b>					£92.40
<i>For houses: typically between 10% and 20% depending upon age and type.</i>					
				<i>Rolling Total</i>	£831.60
<b>4. Deduct for management, audit, insurance fees and, in flats, any ground rent</b>					£20.48
Management			£5.00		
Ground Rent					
Audit Figure					
Insurance Fees			£15.48		
Total for Box 4 Enter above			£20.48		
<b>5. This produces the GROSS RENT</b>					£811.12
<i>As defined in the shared ownership lease and annotated in the 'Remarks' box on the rent register</i>					
				%	<b>25</b>
<b>6. Adjust for the tenant's premium/equity share</b>					£202.78
<b>7. This produces the SPECIFIED RENT</b>					£608.34
<i>As defined in the shared ownership lease</i>					
<b>8. Add back in the service charge, management, audit, insurance fee and any ground rent</b>					£20.48
<b>9. This produces the FAIR RENT</b>					£628.82
<i>The amount to be registered, subject to rent capping</i>					

## Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70 and in accordance with the shared ownership lease was £628.82 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £587.50 per month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £587.50 per month is to be registered as the fair rent or this property.

**Chairman: A Harris**

**Date: 15 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 subsequent application for permission to appeal should be made on Form RP PTA