



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

Case Reference : **LON/00AN/F77/2025/0119**
Property :

Tenant : **Miss Norma Newman**

Landlord : **T C Properties Ltd**

Date of Objection : **8 January 2025**

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

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

Date of Summary
Reasons : **24 June 2025**

DECISION

The sum of £996.00 per calendar month will be registered as the fair rent with effect from 24 June 2025, being the date the Tribunal made the Decision.

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SUMMARY REASONS

Background

1. Following an objection from the Landlord 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 has considered the written submissions provided by the Tenant and the Landlord.

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 £2075.00 per calendar month. From this level of rent we have made adjustments in relation to:
 - a. Disrepair including structural issues damp and mould
 - b. No white goods apart from cooker
 - c. Tenants improvements
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

Fair rent		
		PM
Market rent		£ 2,075.00
less condition & terms	40%	-£ 830.00
adjusted rent		£ 1,245.00
less scarcity off adj rent	20%	-£ 249.00
Fair rent		£ 996.00

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £996.00 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 £1163.00 per calendar month. The calculation of the capped rent is shown on the decision form.

In this case the lower rent of £996.00 per calendar month is to be registered as the fair rent of this property.

Chairman: A Harris

Date: 24 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