



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

**Case Reference** : **LON/00AU/77/2025/0179**

**Property** : **Flat A, 125 Huddleston Road,  
Islington, London N7 0EH**

**Tenant** : **Mr Patrick Walsh**

**Landlord** : **Clarion Housing Association**

**Date of Landlord's  
Objection** : **24 March 2025**

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

**Tribunal** : **Mr D Jagger MRICS**

**Date of Summary  
Reasons** : **23 September 2025**

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**DECISION**

**The sum of £138.00 per calendar week will be registered as the fair rent with effect from 23 September 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.
2. The parties did not request a hearing or inspection to determine this matter and the Tribunal agreed with this arrangement and considered this case on the basis of the papers provided by the parties and the Rent Officer with the assistance of Rightmove and Google Maps.

### Evidence

3. The Tribunal received a completed Reply Statement from the Tenant together with further submissions and a floor plan of the property. The parties did not provide any comparable evidence for rents in the area. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 28 February 2025 to take effect on that date.

### Determination and Valuation

4. Having consideration of the Landlords evidence and our own expert, general knowledge of rental values in the Islington area, we consider that the open market rent for the property in its current condition would be in the region of **£460** per calendar week. (£1,993 per month) From this level of rent we have made adjustments in relation to:

Terms of tenancy agreement, no white goods, no carpets or curtains, no central heating, dated fixtures and fittings, single glazed windows, cracking to wall plaster, small floor area. This equates to approximately 40%

5. The Tribunal has also made an adjustment for scarcity at 20%
6. The full valuation is shown below:

Market Rent		£460	pw
<i>Less</i>	approx. 40%	£184	
		£276	

Less Scarcity

approx. 20%

£55.20

**£220.80 pw**

### **Decision**

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£220.80** per calendar week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £138 per calendar week. The calculation of the capped rent is shown on the decision form.

**8. In this case therefore the lower rent of £138.00 per calendar week is to be registered as the fair rent for this property.**

**Chairman: Duncan Jagger MRICS**

**Date: 23 September 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