



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

**Case Reference** : **LON/ 00AP/F77/2025/0169**

**Property** : **100 Gloucester Road, London N17  
6JP**

**Tenant** : **Ms Elfreda Golding**

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

**Date of Objection** : **17 March 2025**

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

**Tribunal Members** : **Judge Dutton  
Mr K Ridgeway MRICS**

**Date and venue of  
Consideration** : **12 August 2025 by paper  
determination**

**Date of Decision** : **12 August 2025**

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**DECISION**

**The sum of £252 per week will be registered as the fair rent with effect from 12 August 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 save that the tenant complained about the lack of inspection by the Rent Officer. It is noted however, that the rent sought by the Landlord was £8,328.84 per year or £160.17 per week, which is actually less than the previously registered rent on 23 March 2022 of £193.50.

### Determination and Valuation

4. Using 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 £550 per week. From this level of rent we have made adjustments in relation to:
  - a. The repairing and decorating obligations of the tenant
  - b. Lack of white goods and carpets and curtains
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

	per calendar week
Market Rent	£550.00

*Less*

List any deductions: repairing and decorating obligations of the tenant, the lack of white goods, carpets and curtains ) approximately 25% 412.50

*Less*

Scarcity	approx. 20%	<u>82.50</u>
		<u>£330.00</u>

7. The Tribunal determines a rent of £330.00 per week.

**Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £330 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £252 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £252 week is to be registered as the fair rent for this property.

**Chairman: Judge Dutton**

**Date: 12 August 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