FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AY/F77/2025/0270**
Property	**:**	**Flat A 62 Saltoumb Road, Brixton, London SW2 1ER**
Tenant	**:**	**Mrs Simone Alleyne**
Landlord	**:**	**London & Quadrant Group**
Date Tenants Objection received	**:**	**11 August 2025**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**Mr D Jagger MRICS**
Date of Summary Reasons	**:**	**9 December 2025**

DECISION

The sum of £203.50 per calendar week will be registered as the fair rent with effect from 9 December 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.

2. The parties did not request a hearing or an inspection.to determine this matter and the Tribunal agreed with this arrangement. The Tribunal 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 did not receive completed Reply Statements from the parties. No comparable evidence of rental levels in the area was provided. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 25 July 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 Brixton area, we consider that the open market rent for the property in its current condition would be in the region of **£440** per week. (approximately £1,900 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, This equates to approximately 20%

5. The Tribunal has also made an adjustment for scarcity at 20%

6. The full valuation is shown below:

Market Rent		£440	pw
Less	approx. 20%	£88	
		£352	
Less Scarcity	approx. 20%	£70.40	

£281.60 pw

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£281.50** 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 £203.50 per calendar week. The calculation of the capped rent is shown on the decision form.

8. **In this case therefore the lower rent of 203.50 per calendar week is to be registered as the fair rent for this property.**

9. It is often the case that market rents are in excess of those that maybe charged by social landlord's as it is a significant part of their remit to provide affordable housing. As such depending on the type of tenancy agreement their calculation of rent is either at a percentage of market rent or by way of index. Comparison is made with the open market rather than limited to other properties which are offered by social housing providers. It is assumed that the landlord will by usual convention of social landlord's not seek to increase the rent proposed in its original notice as a result of this determination.

Chairman: Duncan Jagger MRICS Date: 9 December 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