



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

Case Reference: **LON/00AG/F77/2025/0299**

Property: **Lower Maisonette, 38 Frederick
Street, London, WC1X 0ND**

Tenant: **Mrs J Eweka**

Landlord: **The Riverside Group**

Date of Objection: **23 September 2025**

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

Tribunal: **Judge I Mohabir
Ms C Barton MRICS**

**Date of Extended
Reasons** : **7 January 2026**

DECISION

The sum of £216 per week will be registered as the fair rent with effect from 7 January 2026 being the date the Tribunal made the Decision.

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EXTENDED 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 documentary evidence only.

Evidence

3. No written submissions were received from either party. However, the Tribunal noted that, despite the registration of a higher fair rent, the landlord, as a social landlord, does in fact charge a lower rent in accordance with its prevailing annual rent increase formulation or policy.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the area of Camden, we consider that the open market rent for the property in its current condition would be in the region of £508.00 per week.
6. From this level of rent we have made global adjustments in relation to:
The tenant's decorating liability (5%)
No white goods (10%)
No floor covering or curtains (12%)
7. After deducting the amount for services, the Tribunal has also made an adjustment for scarcity.
8. The full valuation is shown below:

| | |
|------------------|---------------------|
| Market Rent | per week £508.00 |
| <i>Less</i> | |
| Deductions above |) |

) 27%
)

| | | |
|-------------|-------------|----------------|
| | | <u>£137.00</u> |
| <hr/> | | |
| | | £371.00 |
| <i>Less</i> | | |
| Scarcity | approx. 20% | <u>£74.20</u> |
| <hr/> | | |
| | | £297.00 |

9. The Tribunal determines a rent of £297 per week.

Decision

10. However, the rent has been capped under the provisions of the Rent Acts (Maximum Fair Rents) Order 1999. The Maximum Fair Rent calculation is annexed to the decision.

Tribunal Judge: Mr I Mohabir Date: 7 January 2026

APPEAL PROVISIONS

These extended reasons are provided to give the parties an indication as to how the Tribunal made its decision. Any application for permission to appeal should be made on Form RP PTA.