



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

Case Reference : **LON/00AU/F77/2025/0084**

Property : **Flat 2 Datchworth House, The Sutton
Estate, London N1 1UE**

Tenant : **Ms Lisa Fowler**

Landlord : **Clarion Housing Association Ltd**

Date of Objection : **8 January 2025**

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

Tribunal : **Mrs S Phillips MRICS, Valuer Chair**

Date : **7 May 2025**

DECISION

The sum of £15,214.02 per annum will be registered as the fair rent with effect from 7 May 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 to the Tribunal.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £4,200 per calendar month. From this level of rent we have made adjustments in relation to the Tenant's decoration liability, no white goods being provided by the Landlord and no floor coverings or curtains being provided by the Landlord.
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

| | | |
|--|-------------|------------------------------|
| Market Rent | | per calendar month £4,200 |
| <i>Less</i> | | |
| Tenant's decoration liability |) 5% | |
| No white goods provided |) 5% | |
| No floor coverings / curtains provided |) 5% | |
| | | <u>£630</u> |
| | | £3,570 |
| <i>Less</i> | | |
| Scarcity | approx. 20% | <u>£714</u> |
| | | £2,856 |

7. The Tribunal determines a rent of £2,856 per calendar month and this equates to £34,272 per annum.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £34,272 per annum. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £15,214.02 per annum. The calculation of the capped rent is shown on the decision form. **In this case the lower rent of £15,214.02 per annum is to be registered as the fair rent of this property.**

Chairman: Mrs S Phillips MRICS

Date: 7 May 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