



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

Case Reference : **LON/00AG/F77/2025/0304**

Property : **Lower Maisonette, 32 Ampton Street,
London WC1X 0LX**

Tenant : **Mrs A Kalarus**

Landlord : **The Riverside Group**

**Date of Tenants
Objection** : **27 September 2025**

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

Tribunal : **Mr D Jagger MRICS**

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

DECISION

The sum of £232.00 per calendar week will be registered as the fair rent with effect from 7 January 2026, being the date, the Tribunal made the Decision.

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 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 received a 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 1 September 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 Kings Cross area, we consider that the open market rent for the property in its current condition would be in the region of **£460** per week. (approximately £2000 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, sewage problems causing damp and mould issues. This equates to approximately 30%

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

Market Rent		£460	pw
Less	approx.30%	£138	
		£322	
Less Scarcity	approx. 20%	<u>£64.40</u>	

£257.60 pw

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£257.60** 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 £232 per calendar week. The calculation of the capped rent is shown on the decision form.

8. In this case therefore the lower rent of £232.00 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: 7 January 2026

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