



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

Case Reference : **LON/00AP/F77/2026/0076**

Property : **17 Peabody Estate, Lordship Lane,
London N17 7QJ**

Tenant : **Mr & Mrs Pearce**

Landlord : **Peabody Trust**

Date of Objection : **20th January 2026**

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

Tribunal : **Judge Nicol
Ms J Rodericks**

**Date and venue of
Consideration** : **11th May 2026;
10 Alfred Place, London WC1E 7LR**

Date of Decision : **11th May 2026**

DECISION

The sum of £196.69 per week will be registered as the fair rent with effect from 11th May 2026, being the date the Tribunal made the Decision.

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.

Evidence

2. There were no written submissions from the parties.

Determination and Valuation

3. 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 £505 per week. From this level of rent we have made adjustments in relation to:
 - a. Terms of the tenancy
 - b. White goods, curtains and carpets
 - c. Lack of heating.
4. The Tribunal has also made an adjustment for scarcity.
5. The full valuation is shown below:

Market Rent		per week £505
<i>Less</i>		
Terms of the tenancy	)	
White goods, curtains and carpets	) approx. 25%	
Lack of heating	)	
		<u>£126.25</u>
		£378.75
<i>Less</i>		
Scarcity	approx. 20%	<u>75.75</u>
		£303
Plus services		<u>8.19</u>
		£311.19

6. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £311.19 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £198 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £198 per week is to be registered as the fair rent for this property.

Chairman: Judge Nicol

Date: 11th May 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA