



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

Case Reference : **LON/00AZ/F77/2026/0116**

Property : **1, Pascoe Road, London, SE13 5JE**

Tenant : **Mr L Blackford**

Landlord : **Northumberland & Durham
Property Trust Limited**

Date of Objection : **24 March 2026**

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

Tribunal Members : **Ms H C Bowers MRICS
Ms C Barton MRICS
Mr P Joseph MRICS**

**Date and venue of
Consideration** : **10, Alfred Place, London, WC1E 7LR**

Date of Decision : **13 July 2026**

DECISION

The sum of £232.50 per week will be registered as the fair rent with effect from 13 July 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.

Inspection

2. The Tribunal has carried out an inspection of the property on 13 July 2026. This is an attached house on the corner of Pascoe Road and facing onto Ennersdale Road. The house is adjacent to a railway line. It has two living rooms, a kitchen and a bathroom on the ground floor and two bedrooms on the first floor. The house has double glazing and central heating. The kitchen and bathroom are basic and the bathroom is accessed from the kitchen. There are small gardens to either side of the house.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant. There were no written submissions from the Landlord.

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 tenantable condition and taking account of its location adjacent to a busy road and a railway line, the layout of the property, the lack of parking and the small gardens would be in the region of £1,800 per calendar month. From this level of rent we have made adjustments in relation to:
 - a. The carpets, curtains and white goods provided by the tenants; basic kitchen and basic bathroom and damp in the living room.
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

Market Rent	per calendar month £1,800
Less Carpets, Curtain and white goods	)

Basic Kitchen	) approx. 30%
Basic Bathroom	)
Damp	)

£540
£1,260

<i>Less</i>		
Scarcity	approx. 20%	<u>£252</u>
		£1,008

7. The Tribunal determines a rent of £1,008 per calendar month and this equates to £232.50 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £232.50 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £237.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £232.50 per week is to be registered as the fair rent or this property.

Chairman: Ms H C Bowers

Date: 13 July 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