



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

Case Reference : **LON/00AF/F77/2025/0069**

Property : **22 Perry Hall Road, Orpington, Kent,
BR6 0HS**

Tenant : **Miss S Elliott**

Landlord : **Registered Holdings Ltd**

Date of Objection : **10 December 2024**

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

Tribunal : **Ms S Beckwith MRICS
Mr C Piarroux JP**

Date : **2 May 2025**

DECISION

The sum of £830 per calendar month will be registered as the fair rent with effect from 2 May 2025, 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 did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Landlord and the Tenant.
4. The property is a two-storey house. There is a kitchen and two rooms on the ground floor. There are two rooms and a bathroom on the first floor. There is no central heating. The Tenant has carried out improvements including the installation of double glazing and kitchen. The Tenant has provided all white goods, carpets and curtains.

Determination and Valuation

5. 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 would be in the region of £1,750 per calendar month. We have disregarded the Tenant's improvements and made adjustments in relation to:
 - The terms and conditions of the tenancy.
 - The Tenant having provided all white goods, floor and window coverings and other furnishings.
 - The lack of central heating.
 - The unimproved kitchen.
6. The Tribunal has also made an adjustment for scarcity.
7. The full valuation is shown below:

			Per calendar month
MARKET RENT			£1,750
<i>Less</i>			
Terms of tenancy)		
Tenant's provision of white goods, furniture, etc)		
No central heating)	approx. 30%	£525.00
Unimproved kitchen)		
Market rent less deductions			<hr/> £1225.00
Less scarcity		approx. 20%	£245.00
Market rent less deductions and scarcity			<hr/> £980.00
ADJUSTED MARKET RENT			£980

8. The Tribunal determines a rent of £980 per calendar month.

Decision

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £980 per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £830 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £830 per calendar month is to be registered as the fair rent for this property.
10. The Tribunal notes that the Landlord proposed a lower rental figure in its application form. The Landlord is entitled, but not compelled, to charge the Tenant rent at the registered figure from the effective date.

Chairman: Sarah Beckwith MRICS

Date: 2 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