



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

Case Reference	:	FR/LON/00BC/F77/2025/0088
Property	:	2 Bowland Road, Woodford Green, Essex, IG8 7LX
Tenant	:	Mrs. Caroline Michelle Thomas
Landlord	:	Places for People
Type of Application	:	Determination of a Fair Rent – Section 70, Rent Act 1977
Tribunal Members	:	Judge Sarah McKeown Ms. Bygrave MRICS
Date and venue of Consideration	:	10 Alfred Place, London WC1E 7LR
Date of Summary Reasons	:	12 May 2025

DECISION

The sum of £262.29 per week will be registered as the fair rent with effect from 12 May 2025, being the date the Tribunal made the Decision.

SUMMARY REASONS

The Background

1. On 18 December 2024 the Rent Officer registered a rent of £259.50 per week, effective from 18 December 2024, which included services

of £3.29 per week. 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.

2. The last registered fair rent was £202.50 per week (which included services of £2.41 per week), effective 14 January 2022.
3. Directions were issued on 19 March 2025 by the Tribunal. The parties were directed to provide reply forms, and invited to submit any relevant information and submissions.
4. The Tribunal did not inspect the Property but considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

Evidence

5. From the information provided, it appears that 2 Bowland Road, Woodford Green, Essex IG8 7LX (“the Property”) is a terrace house with central heating, comprising a living room, a kitchen-diner and a WC on the ground floor, and 3 rooms on the first floor. The Property is let on a weekly tenancy which commenced on 17 January 1994.
6. The tenancy is subject to s.11 Landlord and Tenant Act 1985. Council Tax is paid for by the tenant.
7. No furniture has been provided by the Landlord.
8. Neither party has submitted any comparable evidence. The tenant has provided some information: car parking space is a “permit” not an allocated parking space and the bathroom has not been upgraded in 30 years.
9. The Tribunal has seen some information as to the Property:
 - (a) Good size living room;
 - (b) Leak to ceiling in one bedroom;
 - (c) Decent size kitchen/diner with dated fitted units;
 - (d) Bathroom has original suite;
 - (e) WC is dated;

- (f) Plenty of street parking;
- (g) Reasonable sized rear garden;
- (h) The only tenant improvements are carpets and decorations.

Determination and Valuation

10. Having consideration of the evidence and our own expert, general knowledge of rent values in the area, we consider that the open market rent for the Property in a good tenantable condition would be in the region of £542.31 per week. From this level of rent we have made adjustments in relation to:

- (a) The repairing obligations as set out above – tenant responsible for internal decorations;
- (b) No furniture provided by the Landlord;
- (c) White goods, curtains, carpet and floor coverings provided by the Tenant
- (d) Condition of the property including outdated bathroom.

11. Services are provided as detailed in a schedule, totalling £3.29 per week:

Grounds maintenance/landscaping HBE	£2.49
Surveys & associated costs HBE	£0.40
Communal refuse disposal HBE	£0.09
TV signal enhancing equipment HBE	£0.08
Administration charge for communal services HBE	£0.43

12. The full valuation is shown below:

	Per week
Market rent	£542.31
Less deductions as above	<u>20% -£108.46</u>
Adjusted rent	£433.85
Less scarcity	<u>20% -£86.77</u>
Fair rent	£347.08

13. The Tribunal therefore determines a rent of £347.08 per week for the purposes of s.70.

Decision

14. The uncapped fair rent initially determined by the Tribunal for the purposes of s.70 was £347.08 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £262.29 per week. The calculation of the capped rent is shown on the decision form. In this case, the lower rent of £262.29 per week is to be registered as the fair rent for this property.

Name: Judge Sarah McKeown Date: 12 May 2025

APPEAL PROVISIONS

These summary reasons are provided to give the parties and 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.