



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

Case Reference : **LON/00BH/F77/2025/0101**

Property : **Basement (Flat D), 85 Grange Park Road, E10 5ER**

Tenant : **Mr M L Morton**

Landlord : **Orchidbase Ltd C/o M Yale Ltd**

Date of Objection : **20 January 2025**

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

Tribunal : **R Waterhouse FRICS
C Piarroux JP**

Venue : **Determination on Papers**

Date : **20 May 2025**

DECISION

The sum of £121.00 per week will be registered as the fair rent with effect from 20 May 2025 date the Tribunal made the Decision.

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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.

Inspection

2. The Tribunal did not inspect the property. The property comprises a basement self-contained converted flat, without central heating, comprising of two rooms, one kitchen and one bathroom/ WC. The property also has a garden which is shared.

Evidence

3. The Tribunal has had consideration of the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

4. Having consideration of any comparable evidence proved by the parties and 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 **£1200.00 per calendar month** From this level of rent we have made adjustments in relation to: the improvements and disrepair of the property.

5. The Tribunal has also made an adjustment for scarcity of 20%.

6. The full valuation is shown below:

Market Rent	£1200.00 per calendar month
<i>Less</i>	
Tenants' responsibility for internal decoration	
Deduct 5%	
Tenants' responsibility for white goods, carpets/curtains	
Deduct 5%	
Disrepair- water damage- kitchen ceiling collapse – bathroom ceiling damage- garden door damaged- loss of exclusivity of garden – removal of sound insulation- no working oven- no own entrance.	
Deduct 35%	
	Deduct £540 pcm
	Subtotal £660 pcm
<i>Less</i>	
Scarcity	20%
Sub total	£528 pcm

7. The Tribunal determines a rent of **£528 per calendar month** which is equivalent to **£121.00 pw.**

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£121.00 per week**. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£166.50 per week**. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£121.00 per week** is to be registered as the fair rent of this property from **20 May 2025**.

Chairman: R Waterhouse FRICS Date: 20 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