



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

Case Reference : **LON/00AF/F77/2025/0203**

Property : **5 Sycamore Grove, London, SE20 8BS**

Tenant : **Mr L James**

Landlord : **Orbit Housing Association**

Date of Objection : **22 April 2025**

Type of Application : **1977 Rent Act**

Tribunal : **Ian B Holdsworth FRICS**
RICS Registered Valuer 079475

**Date of Summary
Reasons** : **2 September 2025**

DECISION

The sum of £ 547.14 per month will be registered as the fair rent with effect from 2 September 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. There were no written submissions from the parties save for those made by the Landlord on the service charges to be included within the registered rent.

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 a satisfactory condition would be in the region of £1,500 per month. From this level of rent we have made adjustments to reflect any tenant improvements, disrepair and obsolescence at the property. Details of the adjustments made are shown in the valuation table below.

5. The Tribunal has also made an adjustment for scarcity **and the 25% equity share held by the tenant.**

6. The full rental valuation is shown below:

Property: 5 Sycamore Grove, London, SE20 8BS									
Fair rent calculation in accordance with s(70) Rent Act 1977									
Market rent				£1,500.00	per month				
Disregards									
Carpets , curtains white, goods, soft furnishing				£150.00		as % of rent per month	10.00%		
Internal decoration liability				£75.00			5.00%		
Dilapidations and obsolescence									
None Advised				£0.00		as % of rent per month	0.00%		
Improvements undertaken by tenant									
None advised						as % of rent per month			
Total deductions				£150.00			15.00%		
Adjusted Rent balance				£1,350.00					
Less Scarcity 20.00%				£270.00					
Adjusted Market Rent				£1,080.00	per month			Uncapped rent	
Adjustment for equity share of 25%				£601.06	per month			Uncapped rent	
Capped rent in accordance with Rent Acts (Maximum Fair Rent) Order 1999				£ 547.14	per month			Capped rent Inclusive of £50.64 service charges	

7. The Tribunal determines a rent of £547.14 per month inclusive of £50.64 per month variable service charges.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £601.06 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £ 547.14 per month . The calculation of the capped rent is shown on the decision form. In this case the lower rent of £547.14 per month inclusive of the £50.64 per month variable service charge is to be registered as the fair rent for this property.

Chairman: Ian B Holdsworth

Date: 2 September 2025

APPEAL PROVISIONS

You can only appeal this determination if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.

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 subsequent application for permission to appeal should be made on Form RP PTA