



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

Case Reference : **LON/00AD/F77/2025/0228**

Property : **59 Langmore Court, Hanover Way,
Kent, DA6 8BZ**

Tenant : **Miss K Gurney**

Landlord : **Orbit Housing Association**

Date of Objection : **2 June 2025**

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

Tribunal Members : **Ms S Beckwith MRICS**

Date of Decision : **2 October 2025**

DECISION

The sum of £245.61 per week will be registered as the fair rent with effect from 2 October 2025, being the date the Tribunal made the Decision.

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 but considered this case on the basis of the papers provided by the parties.

Evidence

3. The Tribunal issued Directions on 7 August 2025 inviting the parties to complete Reply Forms. The Tenant did not return the Reply Form. The Landlord returned their Reply Form, with additional supporting information regarding the cost of services at the Property, showing £18.61 per week.
4. The previous rent was set via Tribunal decision at £212.77 per week, inclusive of £13.84 per week for services.
5. The Property is a two bedroom flat, with kitchen, living room and bathroom. It has central heating and double glazing.

Determination and Valuation

6. 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 its current condition would be in the region of £345 per week. From this level of rent we have 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.
7. The Tribunal has also made an adjustment for scarcity.
8. The full valuation is shown below:

			Per week
MARKET RENT			£345
<i>Less</i>			
Terms of tenancy)		
Tenant's provision of white goods, furniture, etc)	approx. 10%	<u>£34.50</u>
Market rent less deductions			£310.50
Less £18.61 per week for services			£291.89
Less scarcity		approx. 20%	£58.38
Market rent less deductions, services and scarcity			<u>£233.51</u>
Plus £18.61 per week for services			<u>£252.12</u>
ADJUSTED MARKET RENT			£252

9. The Tribunal determines a rent of £252 per week.

Decision

10. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £252 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £245.61 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £245.61 per week is to be registered as the fair rent for this property.
11. The Tribunal notes that the current rent being paid is lower than the previously registered rent and that the Landlord states their intention to continue to charge a rent lower than the registered rent. The Landlord is entitled, but not compelled, to charge the Tenant rent at the registered figure from the effective date and may choose to charge a lower figure.

Chairman: S Beckwith MRICS

Date: 2 October 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.