



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

Case Reference : **LON/00BG/F77/2025/0236**

Property : **6B Spelman Street, London E1 5LQ.**

Tenant : **Mrs. R. Begum**

Landlord : **Spitalfields Housing Association Ltd.**

Type of Application : **Assessment of Fair Rent**

Date of Application : **27 June 2025**

Tribunal Members : **Tribunal Judge S.J. Walker
Tribunal Member Mr. S. Johnson
MRICS**

**Date of Summary
Reasons** : **7 October 2025**

DECISION

The sum of £256.50 per week will be registered as the fair rent with effect from 6 October 2025, being the date the Tribunal made the decision.

SUMMARY REASONS

Background

1. Following an objection by the tenant dated 27 June 2025 to the Rent Officer's valuation of the fair rent of the above property at £249 per week with effect from 30 May 2025, the Tribunal has made a determination.
2. The landlord had served a notice proposing a new rent of £196.20 per week in place of the existing rent of £156.96 per week. The tenancy

commenced on 15 August 1985. A tenancy agreement was not included in the papers.

3. A previous fair rent of £185 per week was registered with effect from 26 July 2021.
4. The previously registered rent included £25.45 which was attributable to services. The landlord's notice increased this to £28.37. These costs are included within the total rent.

Inspection

5. Neither party requested an inspection of the property and none was carried out.

Evidence

6. The Tribunal has considered the written submissions provided by the tenant. No submissions were provided by the landlord. Neither party provided its own comparable evidence.

Determination and Valuation – Market Rent

7. Having considered our own knowledge of rental values in the area as an expert Tribunal, our view is that the open market rent for the property would be £700 per week if it was in good condition.
8. To reflect the fact that the tenant has a decorating liability, that there are no floor coverings or curtains and the fact that no white goods are provided, we have deducted 25%
9. This results in an adjusted market rent of £525 per week.
10. The Tribunal has also made a 20% deduction for scarcity.

11. The full valuation is shown below

Market Rent	per week £700
<i>Less</i>	
Deductions as set out above of 25%	£175
Sub-total	£525
<i>Less</i>	
Scarcity of approx. 20%	£105
Total	£420

The Capped Rent

12. This is a case where the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply. The previous rent was capped at £185 per week. The Tribunal's calculation in accordance with the statutory formula is attached to this summary decision. This results in a maximum fair rent of £256.50 per week. This is higher than the maximum fair rent

determined by the rent officer as time has passed since that determination resulting in a higher retail prices index figure.

13. As the capped rent is lower than the market rent set out above, the capped rent must be registered as the fair rent.

Name: Judge S.J. Walker

Date: 7 October 2025

ANNEX - RIGHTS OF APPEAL

- The Tribunal is required to set out rights of appeal against its decisions by virtue of the rule 36 (2)(c) of the Tribunal Procedure (First-tier Tribunal)(Property Chamber) Rules 2013 and these are set out below.
- If a party wishes to appeal against this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the First-tier Tribunal at the Regional office which has been dealing with the case.
- The application for permission to appeal must arrive at the Regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.
- If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.
- The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal, and state the result the party making the application is seeking.