



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

Case Reference : **FR/LON/00BG/F77/2025/0224**

Property : **43B Princelet Street, London, E1 5LP**

Tenant : **Mrs H Begum**

Landlord : **Spitalfields Housing Association Ltd**

Date of Objection : **22 June 2025**

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

Tribunal : **R Waterhouse FRICS**

Date : **14 October 2025**

DECISION

The sum of £271.50 per week including service charge of £23.55 per week will be registered as the Fair Rent with effect from 14 October 2025, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The Landlord submitted an application received by the Rent Officer on **2 April 2025** to register a Fair Rent. The Landlord proposed **£196.20 per week including £23.55 per week for services**. Previous to the application the Rent Officer had registered a Fair Rent of **£196.00 per week, including £18.83 per week for services** effective from **26 July 2021**.

Following the application the Rent Officer registered a Fair Rent of **£263.50 per week** effective from **29 May 2025**.

Following an objection from the Tenant on **22 June 2025** 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 case was determined on the papers without inspection on 14 October 2025

Property Description

3. The property is described as a self-contained maisonette modernised with full central heating comprising on the first floor two rooms, one kitchen, and second floor two rooms, one bathroom, and a WC.

Evidence

Submission by the tenant

4. The Tenant's objection dated 22 June 2025 noted that the house "needs a lot of improvements, the fitted kitchen is getting really old and breaking, the windows need to be repaired".

The tenant made no further submissions.

Submission by the landlord

5. The Landlord submitted an application to register a Fair Rent dated 2 April 2025. The landlord made no further submissions.

Determination and Valuation

6. The Tribunal has not been supplied with any comparable evidence. The Tribunal is an expert Tribunal and using its expertise of rents in the area determines that a rent of £3400 per month for a property on a contemporary tenancy agreement and in good tenantable condition.

From this level of rent we have made adjustments in relation to: (i) terms and conditions the tenancy dates (10%) , the terms likely to be more onerous than

the contemporary tenancies from which the comparables are derived (ii) condition of the flat (10%).

In terms of condition the tribunal has little to go on save the description within the objection notice.

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

7. The full valuation is shown below:

Market Rent	£3400.00 per calendar month
Less	
20% as above	-£720 per calendar month

	£ 2680.00 per calendar month
Less	
Scarcity 20%	£536.00 per calendar month
Section 70 rent	£ 2144.00 per calendar month

8. The Tribunal determines a rent under section 70 of £2144.00 per calendar month which is equivalent to £494.76 per week, including the service charge of £23.66 per week.

9. The Tribunal also determined the rent under the Maximum Fair Rent Regulations this from the attached template is £271.50 per week including £23.55 per week.

10. The Rent Act 1977 provides that the rent to be registered is the lesser of the section 70 rent, and rent determined under the Maximum Fair Rent Order.

Decision

11. The Tribunal therefore determines the Fair Rent for the subject property is **£271.50 per week including service charge of £23.55 per week from 14 October 2025.**

Chairman: R Waterhouse FRICS

Date: 14 October 2025

Appeal to the Upper Tribunal

A person wishing to appeal this decision to the Upper Tribunal (Property Chamber) on a point of law must seek permission to do so by making a written application to the First-tier Tribunal at the Regional Office which has been dealing with the case which application must:

- a. be received by the said office within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
- b. identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.

If the application is not received within the 28 –day time limit, it must include a request for an extension of time and the reason for it not complying with the 28- day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.