



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

**Case Reference** : **LON/00AY/F77/2025/0150**

**Property** : **Flat 43 Henry House, Coin Street,  
London SE1 8YE**

**Tenant** : **Mrs K Mitchell**

**Landlord** : **Edward Henry Housing Co-Operative  
Ltd c/o Novo Property Management**

**Date of Landlord's  
Objection** : **24 February 2025**

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

**Tribunal** : **Mr D Jagger MRICS**

**Date of Summary  
Reasons** : **15 October 2025**

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**DECISION**

**The sum of £168 per calendar week will be registered as the fair rent with effect from 15 October 2025, being the 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.
2. In essence, this was an objection on behalf of the Landlord in connection with the amount attributable to services in the Rent Register and this matter will be considered in the decision below.
3. The parties did not request a hearing or an inspection to determine this matter and the Tribunal agreed with this arrangement. The Tribunal considered this case on the basis of the papers provided by the parties and the Rent Officer with the assistance of Rightmove and Google Maps.

### Evidence

4. The Tribunal **did not** receive completed Reply Statements from the parties nor any comparable evidence of rental levels in the area. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 10 January 2024 to take effect on that date.

### Determination and Valuation

5. Having consideration of the Landlords evidence and our own expert, general knowledge of rental values in the Waterloo area, we consider that the open market rent for the property in its current condition would be in the region of **£600** per week. (£2,600 per month) From this level of rent we have made adjustments in relation to:

Terms of tenancy agreement, no white goods, no carpets or curtains. This equates to approximately 20%

6. The Tribunal has also made an adjustment for scarcity at 20%
7. The full valuation is shown below:

Market Rent		£600	pw
<i>Less</i>	approx. 20%	£120	

		£480
Less Scarcity	approx. 20%	<u>£96</u>
		<b>£384 pw</b>

## **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£384** per calendar week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £168 per calendar week. The calculation of the capped rent is shown on the decision form.

**9. In this case therefore the lower rent of 168 per calendar week is to be registered as the fair rent for this property.**

10. In a letter dated 20 November 2024 and subsequent email to the Rent Officer, the Landlord has made an objection in connection with amount attributed to service charges for the block which contains 66 flats. Based upon the service charge schedule the Tribunal agrees with the landlord and the costs for the lift are to be included. Therefore, the service charge cost for the property is £19.31 per week. This is not considered a variable service charge and this matter is set out in the Tribunal's decision.

11. It is often the case that market rents are in excess of those that maybe charged by social landlord's as it is a significant part of their remit to provide affordable housing. As such depending on the type of tenancy agreement their calculation of rent is either at a percentage of market rent or by way of index. Comparison is made with the open market rather than limited to other properties which are offered by social housing providers. It is assumed that the landlord will by usual convention of social landlord's not seek to increase the rent proposed in its original notice as a result of this determination.

**Chairman: Duncan Jagger MRICS      Date: 15 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 subsequent application for permission to appeal should be made on Form RP PTA