



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

Case Reference : **LON/00BH/F77/2025/0269**

Property : **31 Morris Road, London, E15 2BQ**

Tenant : **Mrs C Busby**

Landlord : **Saffire Avenue Limited**

Date of Objection : **1st August 2025**

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

Tribunal : **Mr D Jagger MRICS
Mr C Piarroux JP**

**Date of Summary
Reasons** : **8 December 2025**

DECISION

The sum of £121.92 per calendar week will be registered as the fair rent with effect from 8 December 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 considered the matter on the papers and inspected the property on **8 December 2025** in the presence of the tenant and the landlord.

Evidence

3. The Tribunal received completed reply forms from the parties and the Rent Officers calculations for the current Rent Register effective from **12 August 2025**.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Stratford area, we consider that the open market rent for a property located in an established residential area and in reasonable condition with modern kitchen and bathroom fittings and services would be in the region of **£508 per calendar week. (£2,300 per calendar month)** From this level of rent we have made adjustments in relation to:

5. The location of the property. This flat formal had access via Leytonstone High Road. Access is now set between two car work shops with a wooden gate in the centre. Once you are through the gate there is an uneven path with no lighting and an external metal staircase to the flat. There is also emergency access to this area from the ground retail unit, which is also apparently occupied. This arrangement is extremely poor and would have a significant effect on marketability and ultimate rental value.

6 Next, the terms of the tenancy, no white goods, no carpets or curtains, very dated kitchen and sanitary fittings, no central heating. This equates to approximately **70%**

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

6. The full valuation is shown below:

Market Rent		£508 pw
<i>Less</i>	approx. 70%	£355.60
<i>Leaves;</i>		<u>£152.40</u>

Less
Scarcity approx. 20%

£30.48

Leaves

£121.92

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£121.92 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 **£148 per calendar week**. The calculation of the capped rent is shown on the decision form.

8. In this case therefore the lower rent of £121.92 per calendar week is to be registered as the fair rent of this property.

Chairman: Duncan Jagger MRICS Date: 8 November 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