



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

Case reference : **TR/LON/00AR/F77/2025/0258**

Tenant : **P Rolfe**

Landlord : **P Turner**

Property : **25 Heath Park Court, Romford, Essex,
RM2 5UA**

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

Tribunal: : **Judge Shepherd and Carolyn Barton MRICS**

Date of Summary

Reasons : **16th December 2025**

DECISION

The sum of £204.50 per week will be registered as the fair rent with effect from 16th December 2025 being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Tenant 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 carry out an inspection.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant and landlord.

Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £348 per week. From this level of rent we have made adjustments in relation to:

No central heating – 10%

No carpets and curtains – 5%

No white goods – 5%

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

6. The full valuation is shown below:

Market rent £348 per week.

Less condition and scarcity- £139.20 per week

Equals- £208.80 pw

The maximum fair rent is £204.50 per week

Therefore the Tribunal determines a rent of £204.50 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £348 per week . The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £204.50 per week The calculation of the capped rent is shown on the decision form. In this case the lower rent of £204.50 is to be registered as the fair rent or this property.

Chairman: Judge Shepherd

16th December 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