



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

Case Reference : **LON/ooAH/F77/2-25/0288**

Property : **44 Park Hill Road, Croydon, Surrey
CR0 5NA**

Tenant : **Mrs B Lewis**

Landlord : **Orbit Housing Association (Exempt
Charity)**

Date of Objection : **11 July 2025**

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

Tribunal Members : **Mrs S Phillips MRICS**

**Date and venue of
Consideration** : **22 December 2025
10 Alfred Place, London**

Date of Decision : **22 December 2025**

DECISION

**The sum of £237.99 per calendar week will be registered as the fair
rent with effect from 22 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 inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Landlord which was focused on the registered service charge element being registered too low. There were no written submissions from the Tenant.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £415 per calendar week. From this level of rent we have made adjustments in relation to the tenant's decoration liability, no provision of white goods and no curtains / floor coverings.
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

	per calendar week	
Market Rent	£415.00	
<i>Less</i>		
Tenant's decoration liability) 5%	
No provision of white goods) 5%	
No provision of curtains / floor coverings) 5%	
	<u>£62.25</u>	
	<u>£352.75</u>	
<i>Less</i>		
Scarcity	approx. 20%	
		<u>£70.55</u>
		<u>£282.20</u>
		Say £282.00

7. The Tribunal determines a rent of £282.00 per calendar week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £282.00 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 £237.99 per calendar week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £237.99 per calendar week is to be registered as the fair rent for this property.

Chairman: Mrs S Phillips MRICS Date: 22 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