



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

Case Reference : **LON/00BC/F77/2025/0252**

Property : **29 Amanda Close, Chigwell, Essex,
IG7 5JG**

Tenant : **Mrs P Porter**

Landlord : **Orbit Housing Association**

Date of Objection : **18 July 2025**

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

Tribunal : **R Waterhouse FRICS**

Date of Decision : **16 December 2025**

DECISION

The sum of £502 per calendar month including a service charge of £24.90 per month will be registered as the fair rent with effect from 16 December 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 14 May 2025, to register a fair rent of £507.93 per month. Previous to the application the Rent Officer had registered a fair rent of £397.71 per month, including £12.90 per month for services, this was effective from 10 May 2023. Upon determination following an objection, the tribunal, registered a fair rent of £435.00 per month including £ 12.90 per month effective from 8 August 2023. Following the application the Rent Officer registered a fair rent of £418.65 per month including £7 per month for services, effective from 8 August 2025. Following an objection from the landlord dated 18 July 2025 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. Directions were issued on 19 September 2025. The matter was determined on the papers on 16 December 2025, without an inspection. Neither party requested an inspection or a hearing.

Inspection

3. The property is described in the Rent Register as a self-contained maisonette with full central heating, comprising on the first floor one room, one kitchen, one bath/WC and on the second floor two further rooms.

4. The tribunal did not inspect the property.

Evidence

Submission by the Tenant

5. The tenant submitted a completed Reply Form received 30 September 2025.

6. The completed Reply Form, notes that the tenant did not require an inspection nor a hearing. The Reply Form notes; the flat is a house. The Reply Form notes the property has central heating supplied by the tenant, double glazing by the landlord, carpets and curtains supplied by the tenant and white goods supplied by the tenant also. The tenant they have off street parking, and a private garden. The tenant notes the room sizes and describes the condition as good.

Submission by the Landlord

7. The landlord has submitted a completed Reply Form noting the property is a maisonette located on the first and second floors. Additionally, that they did not require an inspection or hearing. The landlord submits that they fitted the central heating and that no double glazing has been provided by the landlord. The landlord confirmed the carpets, curtains and white goods were supplied by the tenant.

8. The landlord in their submission noted that the service charge applied for £24.90 is the correct service charge in place of that recorded on the register of

£7.00 per month. The landlord has submitted extracts of accounts that support the service charge of £24.90 per month.

Tribunal finding

9. The tenant says they supplied the central heating, the landlord similarly suggests the landlord supplied it. The double glazing is said by the tenant to be absent, this is confirmed by the landlord. There is no obvious reference to maintenance or servicing costs for the central heating in the service charge made by the landlord.

The tribunal finds on the balance of probability the tenant supplied the central heating.

Determination and Valuation

Valuation

10. In determining the level of rent for the fair rent, the tribunal must carry out a valuation under section 70 of the Rent Act 1977 and then an assessment under the Rent Acts (Maximum Fair Rent) Order 1999. The latter assessment is dependent on the inflation rate between the last registered rent and the date of the current determination which is the date of hearing. The tribunal must then adopt the lower of the two figures as the fair rent to be registered.

11. Having consideration of the comparable evidence proved by the parties and our own expert general knowledge of rental values in the area, the tribunal adopts the figure of £1650.00 per calendar month.

12. A contemporary letting would not be required to pay a service charge. The service charge in this case is £24.90 per month. So, if a tenant under a contemporary tenancy was required to pay a service charge, then the tenant in those circumstances would reduce its bid by the same amount, so a bid of £1650 would be reduced by £24.90 giving £1625.10 per month.

13. From this level of rent we have made adjustments in relation to: (i) terms and conditions the tenancy that is the tenant is responsible for internal decoration which is more onerous than contemporary tenancies from which the comparables are derived (ii) improvements made by the tenant, central heating (iii) the supply of curtains and carpets and (iv) general condition of the property.

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

Market Rent £1625.10 pcm

Less: 30% for (i) to (iv) above; £ 487.53 pcm

	£1137.57 pcm
Less 20% for scarcity	£227.51 pcm

	£ 910.06 pcm

15. The tribunal determines a rent under section 70 of £934.96 per month including a monthly service charge of £24.90 per month.

Decision

16. The rent calculated under section 70 Rent Act 1977 is £934.96 per month including a monthly service charge of £24.90 per month.

17. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £502.00 per month including a service charge of £24.90 per month. The rent calculated under section 70 of the Rent Act 1977 rent is higher than the rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999. Therefore, the tribunal determines the rent to be registered is £502.00 per month including a service charge of £24.90 per month with effect from 16 December 2025.

Chairman: R Waterhouse FRICS

Date: 16 December 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.