



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

**Case Reference** : **TR/LON/00BG/F77/2025/0287**

**Property** : **50 Flower & Dean Walk, London E1  
6QT**

**Tenant** : **Mr M A Razak and Mrs S Begum**

**Landlord** : **The Riverside Group**

**Date of Objection** : **29 August 2025**

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

**Tribunal Members** : **Mrs S Phillips MRICS**

**Date and venue of  
Consideration** : **8 January 2026  
10 Alfred Place, London**

**Date of Decision** : **8 January 2026**

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**DECISION**

**The sum of £224.92 per calendar week will be registered as the fair rent with effect from 8 January 2026, being the date the Tribunal made the Decision.**

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## 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 Tenant and the Landlord.

### 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 tenable condition would be in the region of £577.00 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, floor coverings or curtains and also the disrepair to the back door.
5. The Tribunal has also made an adjustment for scarcity.
6. The full valuation is shown below:

Market Rent		per calendar week £577.00
<i>Less</i>		
Tenant's decoration liability	) 5%	
Back door disrepair	) 5%	
No floor coverings / curtains	) 5%	
No white goods	) 5%	
		<u>£115.40</u>
		£461.60
<i>Less</i>		
Scarcity	approx. 20%	<u>£92.32</u>
		£369.28
		Say £370.00

7. The Tribunal determines a rent of £370.00 per calendar week.

**Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £370.00 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 £244.92 per calendar week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £244.92 per calendar week is to be registered as the fair rent of this property.
9. The Tribunal should comment that the rent fixed by the Tribunal is the maximum rent and the Landlord may not charge a rent above that figure. However, in many cases when the Landlord is a Registered Social Landlord, the rent charged may be significantly less than the rent fixed by the Tribunal. Indeed, the Landlord seems to be seeking a rent of £188.32 per week.

**Chairman: Mrs S Phillips MRICS      Date: 8 January 2026**

**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