



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

Case Reference : **LON/00AH/F77/2025/0303**

Property : **13 Garrick Crescent, Croydon, Surrey,
CR0 5PW**

Tenant : **Miss J Aldous**

Landlord : **Orbit Housing Association**

**Date of Landlords
Objection** : **23 September 2025**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **7 January 2026**

DECISION

The sum of £195 per calendar week will be registered as the fair rent with effect from 7 January 2026, 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.
2. The parties did not request a hearing or an inspection to determine this matter and the Tribunal agreed with this arrangement. The Tribunal considered this case on the basis of the papers provided by the parties and the Rent Officer with the assistance of Rightmove and Google Maps
3. Essentially, the Landlords objection does not relate to the Rent registered by the Rent Officer but the level of Service Charge as set out in the detailed Budget Statement provided by the Landlord.

Evidence

4. The Tribunal received a completed Reply Statement from the Landlord. No comparable evidence of rental levels in the area was provided. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 11 September 2025 to take effect on the 3 November 2025.

Determination and Valuation

5. Having consideration of the Landlords evidence and our own expert, general knowledge of rental values in the Croydon area, we consider that the open market rent for the property in its current condition would be in the region of **£325** per week. (approximately £1,400 per month) From this level of rent we have made adjustments in relation to:

Terms of tenancy agreement, no white goods, no carpets or curtains, no central heating. This equates to approximately 25%

6. The Tribunal has also made an adjustment for scarcity at 20%
7. The full valuation is shown below:

Market Rent		£325	pw
Less	approx. 25%	£81.25	

		£243.75
Less Scarcity	approx. 20%	<u>£48.75</u>
		£195 pw

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£195** 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 £222 per calendar week. The calculation of the capped rent is shown on the decision form.

9. In this case therefore the lower rent of £195.00 per calendar week is to be registered as the fair rent for this property.

10. It is often the case that market rents are in excess of those that maybe charged by social landlord's as it is a significant part of their remit to provide affordable housing. In this case, the Landlord confirms the new rent to be charged will be £144.80. As such depending on the type of tenancy agreement their calculation of rent is either at a percentage of market rent or by way of index. Comparison is made with the open market rather than limited to other properties which are offered by social housing providers. It is assumed that the landlord will by usual convention of social landlord's not seek to increase the rent proposed in its original notice as a result of this determination.

11. Based upon the Service Charge Budget Statement, the Tribunal determines the weekly amount attributable to services is £5.54 which is entered in the Notice of the Tribunal's Decision attached to these Reasons.

Chairman: Duncan Jagger MRICS Date: 7 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 subsequent application for permission to appeal should be made on Form RP PTA