



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

Case Reference : **LON/00AH/F77/2025/0327**

Property : **Flat 7 Dorrington Court, South
Norwood Hill, London, SE25 6BE**

Tenant : **Mrs Shelagh Hope**

Landlord : **Rivers Edge Estates Ltd**

**Landlord's
Representative** : **Savills**

Date of Objection : **6 November 2025**

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

Tribunal Members : **Ms S Beckwith MRICS
Ms M Bygrave MRICS**

Date of Decision : **3 February 2026**

DECISION

The sum of £992.50 per month will be registered as the fair rent with effect from 3 February 2026, 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 issued Directions on 4 December 2025 inviting the parties to complete Reply Forms. The Landlord completed a Reply Form. The Tenant did not.
4. The Tribunal has consideration of the documents provided by the Rent Officer, which include the Landlord's original application form.
5. The Landlord notes in their Reply Form that other flats in the block rent for between £1,650 and £1,800 per calendar month, but has provided no confirmation of specific comparable properties.
6. The Landlord's application form and Rent Officer's decision form specify the amount attributable to services as £297.81 per month.
7. The Property is a second floor flat in a purpose-built block. It has two bedrooms, a living room, a kitchen and a bathroom. There is double glazing. The heating is provided via electric heaters. The Rent Officer's notes indicate the kitchen is unmodernised.

Determination and Valuation

8. 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 the condition considered usual for such an open market letting would be in the region of £1,700 per month. This level of rent takes into account the nature of the heating system, which is the same throughout the block in which the Property is situated.

9. From this level of rent we have made adjustments in relation to:
- The terms and conditions of the tenancy.
 - The Tenant having provided all white goods, floor and window coverings and other furnishings.
 - The unmodernised kitchen.
10. The Tribunal has also made an adjustment for scarcity.
11. The full valuation is shown below:

			Per month
MARKET RENT			£1,700
<i>Less</i>			
Terms of tenancy	)		
Tenant's provision of white goods, furniture, etc	)	approx. 12.5%	£212.50
Unmodernised kitchen	)		
Market rent less deductions			£1,487.50
Less £297.81 per month for services			£1,189.69
Less scarcity		approx. 20%	£237.94
Market rent less deductions, services and scarcity			£951.75
Plus £297.81 per month for services			£1,249.56
ADJUSTED MARKET RENT			£1,250

12. The Tribunal determines a rent of £1,250 per month.

Decision

13. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1,250 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £992.50 per month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £992.50 per month is to be registered as the fair rent for this property.

Chairman: S Beckwith MRICS

Date: 3 February 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.