

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

35 Tempest Anderson House,  
Darlington  
DL3 9LH

The Tribunal members were

J A Platt  
J Fraser

Landlord

Railway Housing Association

Tenant

Mrs L MacClean

1. The fair rent is £138 Per Week (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is 9 January 2026

3. The amount for services is £70.82 Per Week

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is not applicable

5. The rent is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply

7. Details (other than rent) where different from Rent Register entry

Chairman

J A Platt FRICS, FIRPM

Date of decision

9 January 2026