



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

Case Reference : **LON/00BD/F77/2025/0315**

Property : **140 Jedburgh Road, London, |E13 9LE**

Tenant : **Mrs Rameeza Rahaman**

Landlord : **Adam Razack**

Date of Objection : **6 October 2025**

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

Tribunal : **R Waterhouse FRICS**

Date of Decision : **23 March 2026**

DECISION

The sum of £1375.00 per month, will be registered as the fair rent with effect from 23 March 2026, being the date the tribunal made the Decision.

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Full REASONS

Background

1. The landlord made an application to register a fair rent to the rent officer dated 22 July 2025. The landlord requested a figure of £1400.00 per month to be registered. This is a first registration so there is no previous registered rent. After the application the Rent Officer registered a fair rent of £949.50 per month registered and effective from 10 September 2025.

2. The landlord objected to the Rent on 6 October 2025.

Directions

3. Directions were issued on 30 January 2026.

The Property

4. The property is described in the rent register as a terraced house around 1965 to 1980, with full central heating comprising ground floor, of one room, one kitchen/ diner and one WC. On the first floor there are three rooms and a bathroom with WC. The tenant by letter undated states the house was built between 1800 and 1912.

5. Neither party requested a hearing nor an inspection and the tribunal did not consider it proportionate to do so.

Submissions

Applicant

6. The Applicant provided a Reply Form and a separate letter.

A Reply Form, which stated the central heating, double glazing was provided by the landlord. The carpets, curtains and white goods were provided by the tenant, with white goods unspecified also by the landlord. The tenant has the benefit of permit parking and private gardens. The Reply Form notes that the boiler was fitted by the landlord in October 2025. While the double glazing was installed 30 years ago. The tenancy from the rent register is shown as starting in 1984.

7. A letter from the tenant's son states the property dates from 1800 to 1912. Further that the tenant pays all the utility bills including water and council tax. The tenant believing that the "fair rent website" states the landlord pays these. The letter also states that the tenant's mother has been living in the house since 1974, before the current tenant took over. Also within the letter are summaries of other protected tenancy properties and their registered rents.

Respondent

8. The Respondent made no submissions other than the original request to register a rent.

Findings

9. In respect of the liability for water rates and council tax, the fair rent registration does not indicate who pays these. The tribunal in the absence of contested evidence finds the tenant has responsibility for these two items.

10. In respect of the age of the house, the tribunal does not consider this material and does not need to make a finding on this matter.

11. In respect of condition, the tribunal in the absence of any contested evidence finds the condition of the property less any improvements carried out by the tenant and the absence of any improvements by the landlord other than the double glazing and boiler to be that as let in 1974.

Determination and Valuation.

12. 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.

13. The tribunal has considered the nature of the property. Given its locality, the tribunal considers the rental value of the property in good contemporary condition to be £2200.00 per month.

14. The tribunal takes into account the previous registered rent in the determination. The determination is subject to the capping of the Maximum Fair Rent Order 1999. In the absence of evidence of landlord improvements, the tribunal finds the property in the condition as let in 1974. The market rent is determined using the expertise of the tribunal in rental levels in the locality.

15. The nature of the tenancy would be expected to be one in which the tenant is responsible for internal decoration, repair, and that the white goods are supplied by the tenant. The tenants reply form notes that the supply of white goods is part tenant, part landlord. In the absence of detail, the tribunal finds half the goods supplied by the tenant and half by the landlord.

16. The tribunal therefore makes the following adjustments;

Market rent	£2200.00 per month
Deduction for terms and white goods (7.5%)	
Deduction for dated kitchen and bathroom (10%)	
Deduction for scarcity (20%)	
Net Rent	£ 1375.00 per month

17. The tribunal determines a rent under section 70 of £1375.00 per month.

Decision

18. The rent calculated under section 70 Rent Act 1977 is £1375.00 per month. This is a first registration, so the Rent Act (Maximum Fair Rent) Order 1999 does not apply. The tribunal determines the fair rent to be paid is £1375.00 per month from 23 March 2026.

Chairman: R Waterhouse FRICS

Date: 23 March 2026

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.