



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

Case Reference : **LON/00BC/F77/2026/0082**

Property : **33 Fairmead Gardens, Ilford Essex
IG4 5BP**

Tenant : **Mrs E White**

Landlord : **Ijaz Khan**

Date of Objection : **9 February 2026**

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

Tribunal : **R Waterhouse FRICS
O Miller**

Date of Decision : **24 June 2026**

DECISION

The sum of £981.50 per month, will be registered as the fair rent with effect from 26 June 2026, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, 19 November 2025, to register a fair rent amounted not stated. Previous to the application the Rent Officer had registered a fair rent of £856.00 per calendar month on 23 January 2024.
2. Following the application the Rent Officer registered a fair rent of £961.50 per calendar month, effective from 23 January 2026. Following an objection from the landlord on 9 February 2026 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.
3. Directions were issued on 20 March 2026.

The Application

4. The Landlord requested a hearing and an inspection.

Preliminary issue

5. The hearing was arranged for 10:00 am on 26 June 2026 as a video hearing.
6. The tenant did not attend.
7. In the absence of the tenant the tribunal had recourse to The Tribunal Procedure (First tier Tribunal) (Property Chamber) Rules 2013, Rule 34.

Hearings in party's absence

34.—(1) If a party fails to attend a hearing the Tribunal may proceed with the hearing if the Tribunal—

(a) is satisfied that the party has been notified of the hearing or that reasonable steps have been taken to notify the party of the hearing; and

(b) considers that it is in the interests of justice to proceed with the hearing

8. The tribunal finds that both parties were notified of the hearing. The tribunal finds that it is in the interests of justice to proceed. In the absence of the tenant the tribunal determined it will determine the issue on the evidence before it and the submissions of the landlord.

The Inspection

9. The tribunal attended the property at around 1pm but was unable to gain access. The tribunal limited its inspection to exterior and from the road. From the Rent Register the property is a terraced house, with full central heating, comprising on the ground floor 2 rooms, one kitchen, one utility room. On the first floor there are three rooms, one bathroom and a WC. Outside there is a garage and a car space. From the external inspection, the house presents as a

1930s detached with side garage. The property appears in reasonable condition.

Evidence

Submission by the tenant

10. No submissions were received from the tenant.

Submission by the landlord

15. The landlord submitted a hearing bundle.

Within the Bundle [4/20] the landlord included their completed Reply Form. This confirmed the property has having three bedrooms, one bathroom, a kitchen and two living rooms. Outside a garage, garden and off-road parking.

The Reply Form noted the tenant had supplied carpets and curtains along with white goods.

The landlord had supplied central heating and double glazing.

The landlord noted the front of the house had been refurbished by the landlord in 2024.

The landlord is primary concerned with the Rent Officers section 70 market rent valuation.

In their oral submissions , the landlord in support of their valuation provides a number of comparables which they had previously furnished the tribunal with. Not clear if let agreed or to let. The landlord noted the good schools and transport links, high demand area. Landlord did not have want to propose a specific figure but deferred to the tribunal. The landlord noted they were not responsible for internal repairs, nor white goods, curtain and carpets.

- Ellesmere Gardens Ilford IG4 £2950 pcm 3-bedroom house
- IG4 no street provided but 3 bedrooms at £2850 pcm
- Ridgeway Gardens 3-bedroom house £2400 pcm

Nature of house to be determined

16. The tribunal notes the property has been in the same tenancy since 22 August 1971. The tribunal notes that central heating and double glazing has been added by a landlord since the start of the tenancy.

Valuation

17. 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. The tribunal cannot take into account the financial circumstances of the tenant in determining the rent.

18. Having consideration of the comparable evidence proved by the parties and our own expert general knowledge of rental values in the area, the Tribunal adopts the figure of £2500.00 per calendar month.

19. From this level of rent we have made adjustments in relation to: (i) terms and conditions of the tenancy that is the tenant is responsible for internal decoration which is more onerous than contemporary tenancies from which the comparables are derived 2.5% (ii) the condition as at the start of the tenancy compared with the condition of properties in a contemporary letting, the condition assumed is that as let in 1971 but with the landlords improvements of double glazing and central heating 20% (iii) the supply of curtains, flooring and white goods 2.5% and (iv) scarcity 20%.

Market Rent	£2500.00 per month
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Less: 25% for (i) to (iv) above; and 20% scarcity	£1125.00 per month
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20. The Tribunal determines a rent under section 70 of £1375.00 per month.

Decision

21. The rent calculated under section 70 Rent Act 1977 is £1375.00 per month.

22. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £981.50 per month. The rent calculated under section 70 of the Rent Act 1977 rent is higher than the rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999. Therefore, the Tribunal determines the rent to be registered is £981.50 per month.

Chairman: R Waterhouse FRICS

Date: 26 June 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.