



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

Case Reference : **LON/00BG/F77/2026/0058**

Property : **6 Rampart Street, London, E1 2LA**

Tenant : **Abdullah Ahmed**

Landlord Limited : **Long Term Investments (PRS3)**

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

Tribunal: : **Judge Shepherd and Carolyn Barton
MRICS**

**Date of Summary
Reasons** : **23rd July 2026**

DECISION

The sum of £374 per week will be registered as the fair rent with effect from 23rd July 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. The rent challenged was £378 per week.

Inspection

2. The Tribunal carried out an inspection. The property is a narrow and tall mid terraced house of Victorian era. Accommodation is arranged over five floors. Top floor accommodation - arranged at loft level, being directly under the pitched roof has suffered prolonged and severe water ingress which has affected accommodation at lower levels of the house. The tenants' daughter stated that sections of timber roof linings have fallen away and other were noted to be poorly fixed. There is also evidence of water penetration through the front façade which is in poor condition including severely damaged/weathered external stone window sills and failing brickwork pointing. The landlord has carried out repairs to the roof but many outstanding repairs remain. Further damp ingress and overall deterioration of the building is likely to continue unless comprehensive repairs are undertaken. The bathroom also has fairly extensive disrepair with a leak from below the shower and a leaking WC.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant and landlord and its own inspection.

Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £850 per week. From this level of rent we have made adjustments in relation to:

Lack of repair – 35%

No carpets and curtains- 10%

Scarcity – 20%

6. The full valuation is shown below:

Market rent £850 per week.

Disrepair -£298

Carpets and curtains – £85

Less scarcity- £ 93.4

Equals- £374 per week

The maximum fair rent is £ 464.50 per week

Therefore the Tribunal determines a rent of £374 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £374 per week . The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £464.50. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £374 per week is to be registered as the fair rent of this property.

Chairman: Judge Shepherd

23rd July 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