FIRST-TIER TRIBUNAL
PROPERTY CHAMBER (RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AZ/F77/2026/0009**
Property	**:**	**Flat 3A, 13 Manor Park, London, SE13 5QZ**
Tenant	**:**	**Ms. Bel Denise Grant**
Landlord	**:**	**Anston Investments Ltd.**
Type of Application	**:**	**Assessment of Fair Rent**
Date of Application	**:**	**21 November 2025**
Tribunal Members	**:**	**Judge S.J. Walker** **Tribunal Member Mr. N. Powell MRICS**
Date of Summary Reasons	**:**	**6 July 2026**

DECISION

The sum of £158.40 per week will be registered as the fair rent with effect from 6 July 2026, being the date the Tribunal made the decision.

SUMMARY REASONS

Background

1. Following an objection by the tenant dated 21 November 2025 to the Rent Officer's valuation of the fair rent of the above property at £162 per week with effect from 22 September 2025, the Tribunal has made a determination.

2. The landlord had served a notice proposing a new rent of £190 per week in place of the existing rent of £130 per week. It is believed that the tenancy commenced on 15 September 1979. A tenancy agreement was not included in the papers.

3. A previous fair rent of £130 per year was registered with effect from 12 August 2022.

Inspection

4. Neither party requested an inspection of the property, and none was carried out.

Evidence

5. The Tribunal has considered the written submissions provided by the tenant and the landlord. The tenant provided evidence in respect of 4 properties which she sought to rely on as comparators. No comparable evidence was provided by the landlord.

Determination and Valuation – Market Rent

6. Although the tenant made reference to four other properties, they sought to adjust the figures to show that the rent officer's valuation was incorrect.

7. There was insufficient information provided about these proposed comparables to enable the Tribunal to rely on them directly. Having considered our own knowledge of rental values in the area as an expert Tribunal, our view is that the open market rent for the property in good tenantable repair would be £220 per week.

8. To reflect the fact that the property is in an unmodernised condition and there are no white goods, carpets or curtains provide, and to reflect the terms of the lease we have deducted 20%.

9. The Tribunal has also made a 10% deduction for scarcity from the adjusted market rent.

10. The full valuation is shown below

Market Rent	per week £220
Less	
Deductions as set out above of 20%	£44
Sub-total	£176
Less	
Scarcity of 20%	£17.60
Total	£158.40

11. The monthly adjusted market rent is £158.40 per week.

12. This is a case where the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply do not apply.

Name: Judge S.J. Walker **Date:** 6 July 2026

ANNEX - RIGHTS OF APPEAL

- The Tribunal is required to set out rights of appeal against its decisions by virtue of the rule 36 (2)(c) of the Tribunal Procedure (First-tier Tribunal)(Property Chamber) Rules 2013 and these are set out below.

- If a party wishes to appeal against this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the First-tier Tribunal at the Regional office which has been dealing with the case.

- The application for permission to appeal must arrive at the Regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.

- If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.

- The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal, and state the result the party making the application is seeking.