



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

Case Reference : **JD/LON/00BC/F77/2026/0140**

Property : **Flat 5, Woodland Court, New
Wanstead, London, E11 2SP.**

Tenant : **B Kemperdick**

Landlord : **Northumberland & Durham Property
Trust Ltd**

Date of Objection : **13 May 2026**

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

Tribunal : **R Waterhouse FRICS
S Greer**

Date of Decision : **3 September 2026**

DECISION

The sum of £1012.50 per month, will be registered as the fair rent with effect from 3 September 2026, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application; to register a fair rent £1092.00 pcm. Previous to the application the Rent Officer had registered a fair rent of £910 pcm on 16 May 2024.
2. Following the application the Rent Officer registered a fair rent on 20 April 2026, with effect from 16 May 2026 at a rent of £950 pcm. Following an objection from the landlord on 13 May 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 3 July 2026.

The Property

4. The previous rent register entry stated the property to be “self-contained purpose built flat, C 1919-1944; without central heating comprising on the second floor 4 rooms, one kitchen, one bathroom/WC and an outside carspace.”

The Inspection

5. The Tribunal did inspect the property and subsequently decided the issue on the papers. Present at the inspection was the tenant supported by a neighbour. The landlord was not present.
6. The subject property is a second floor flat, contained within a purpose built block understood to have been built in 1936. The block is set back from the road with communal grounds front and back. The property has double glazing which was installed by the landlord and central heating installed by the tenant. The property is accessed through a communal front door then up stairs, there is no lift to the dedicated front door of the subject premises. Through the front door is a corridor from which a number of rooms are accessed.
7. The living room is good sized and faces the road. There is some evidence of slight damp and cracking over the window. The front bedroom is in similar condition. There are additionally two more rooms one with evidence of slight cracking and damp and one without. There is a small bathroom, within which are the original 1936 bath, basin and high-level WC. The bathroom taps are said to drip. The kitchen is modest in size, the units and white goods are the tenants. From the kitchen there is a landing which leads down to the rear communal gardens, the stairs are also a fire escape.

Evidence

Written submission by the tenant

8. The tenant submitted to the Rent Officer a document dated 16 March 2026. The document noted the proposed increase from £910 pcm to £ 1092.

9. The tenant noted that since the last registration, the landlord had replaced the window panes and that no other repair or improvement has been carried out.

10. The tenant submitted a Reply Form, noting the request for an inspection but not a hearing.

10. The Form notes the property is a flat located on the second floor, with no lift.

11. The Form notes the specification of each room.

Living room - insufficient power sockets visible electronic trunking cable length of room.

- Kitchen – original kitchen of 1936 still in situ, very poor condition, insufficient power sockets.
- Bedroom 1 – old water stains from water ingress. Insufficient power points
- Bedroom 2 – insufficient power points
- Bedroom 3 – insufficient power points
- Bathroom – original bathroom of 1936 still in situ, no shower, very poor condition.
- Hallway – doors to storage cupboards do not function. Need to use screwdriver to open.

12. The Reply Form further notes the central heating was provided by the tenant, double glazing by the landlord, curtains, carpets and white goods by the tenant.

13. Further that the flat was rewired by landlord in 2017.

14. The tenant notes they have been in occupation since 1963, that in addition to the above the tenant has been responsible for internal decoration.

Submission by the landlord

15. The landlord has not submitted a Reply Form.

Nature of flat to be determined

16. The Tribunal finds that the nature of the flat for which the rent is to be determined is that at the commencement of the tenancy, which is 1963 condition, with a 1936 kitchen and bathroom but with the landlord's improvements. Improvements are double glazing and wiring in 2017.

16. The flat is in fair condition as identified above. In the absence of contradictory submission, the Tribunal finds the tenant has responsibility for internal repairs which is normal for regulated tenancies.

17. The tribunal finds the property to comprises four rooms, one kitchen and one bathroom /WC.

Valuation

18. 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.

19. The Tribunal must consider the flat in the condition as found at inspection. In terms of rental value the landlord has proposed no comparables nor has the tenant. In the absence of comparable evidence the tribunal relies on its expertise and adopts the figure of £2250.00 per calendar month.

20. 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 (ii) the condition as at the start of the tenancy compared with the condition of properties in a contemporary letting, including landlords improvements that is double glazing and rewiring , 1963 (iii) the supply of curtains , flooring and white goods (iv) disrepair, and scarcity 20%.

Market Rent	£2250.00	per	month
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Less: 35 % for (i) to (iii) above; and 20% scarcity	£1237.50
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Net rent	£1012.50	pcm
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Decision

21. The rent calculated under section 70 Rent Act 1977 is £1012.50 pcm.

22. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £1033.00.

23. The rent calculated under section 70 of the Rent Act 1977 rent is £1012.50 pcm. Therefore, the Tribunal determines the rent to be registered is £1012.50 per month with effect from 3 September 2026.

Chairman: R Waterhouse FRICS

Date: 3 September 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.