



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

Case Reference : **JD/LON/OOBG/F77/2026/0153**

Property : **290, The Highway, London, E1W 3DH**

Tenant : **Mr Ronald Paker**

Landlord : **North Central Investments Ltd**

Date of Objection : **19 June 2026**

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

Tribunal : **R Waterhouse FRICS**

Date of Decision : **16 September 2026**

DECISION

The sum of £217.00 per week, will be registered as the fair rent with effect from 16 September 2026, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, dated 18 March 2026 to register a rent of £888.98 per month. Previous to the application the Rent Officer had registered a fair rent of £186.50 per week registered on 21 August 2023 with effect from 1 September 2024.

2. Following the application the Rent Officer registered a fair rent of £202.50 per week on 18 May 2026 with an effective date of 18 May 2026. Following an objection from the tenant on 19 June 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 16 July 2026. Neither party requested a hearing or inspection, the tribunal made its determination on 16 September 2026.

The Property

4. The previous rent register entry stated “self - contained converted flat around 1800 to 1918, without central heating, comprising four rooms, one kitchen and one bath/WC.

Evidence

Submission by the tenant

8. The tenant has made no submissions other than the objection letter which contended that the increase was excessive.

Submission by the landlord

9. The landlord has not made any submissions.

Nature of flat to be determined

10. 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 that is 1973 condition but with the landlord’s improvements. No evidence has been submitted.

Valuation

11. 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.

12. The Tribunal must consider the flat in the condition as let but including the landlord's improvements, none are noted.

13. No comparable evidence has been provided by the either party. The Tribunal relies on its expertise and adopts the figure of £3200 per month. This figure reflects a property with central heating. The subject property is said not to have central heating. Additionally, a regulated tenancy is expected to have differing terms and conditions from that of a contemporary assured shorthold tenancy, so an adjustment is made for that. The property must be assessed disregarding tenant's improvements so the condition of the property in 1973 forms the basis of the assessment. Finally, the Rent Act requires adjustment for "scarcity" the tribunal applies 20% for this.

Market Rent	£3200.00 per month
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Less: 40% for items in para 14; and 20% scarcity less	£1920.00 per month
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Net rent	£1280.00 per month
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Decision

14. The rent calculated under section 70 Rent Act 1977 is £1280.00 per month which is equivalent to £295.38 per week.

15. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is, £217.00 per week.

16. The rent calculated under section 70 of the Rent Act 1977 rent is £295.38 per week. Therefore, the Tribunal determines the rent to be that calculated is that under the 1999 Order is lower than the Rent calculated under the section 70 and so determines a figure of £217.00 per week with effect from 16 September 2026.

Chairman: R Waterhouse FRICS

Date: 16 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.