FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AH/F77/2026/0154**
Property	**:**	**Flat 3, 30 Normanton Road, South Croydon, CR2 7AR**
Tenant	**:**	**Miss M J Thomas**
Landlord	**:**	**CC Nicolotti Squires & G S Nicolotti Marcoz**
Date of Objection	**:**	**2 July 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal Members	**:**	**Mr O Dowty MRICS** **Mr T Leppard MRICS**
Date and venue of Consideration	**:**	**21 September 2026 – 10 Alfred Place, London, WC1E 7LR**
Date of Decision	**:**	**21 September 2026**

DECISION

The sum of £644 per calendar month will be registered as the fair rent with effect from 21 September 2026, being the date the Tribunal made the Decision.

© CROWN COPYRIGHT 2026

SUMMARY REASONS

Background

1. Following an objection from the Tenant 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.

Inspection

2. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant. There were no written submissions from the landlord beyond the initial application for registration.

Determination and Valuation

4. Having consideration of 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 £1,400 per calendar month. From this level of rent we have made adjustments in relation to:

    a. The lease terms at the property being less attractive than would generally be expected in the market as regards the tenant's responsibility to carry out internal decorations

    b. The tenant's provision of white goods, floor coverings and other furnishings which would generally be provided by a landlord on the market

    c. The lack of central heating & double glazing at the property, and that the tenant installed the kitchen fixtures

    d. The condition of the property including damp, cracking, external maintenance and damaged window frames.

5. The Tribunal has also made an adjustment for scarcity.

6. The full valuation is shown below:

Fair rent calculation in accordance with s(70) Rent Act 1977					
Market Rent		£1,400	per month		
LESS		Deduction per month	as % of monthly rent		
Lease Terms		£105.00	7.5%		
White Goods, Floor Coverings, Curtains, etc		£70.00	5.00%		
No central heating & Double Glazing; T installed Kitchen		£210.00	15.00%		
Condition		£210.00	15.00%		
	Total deductions	£595.00	42.50%		
	Market rent less deductions	£805.00	per month		
Less Scarcity 20.00%	of Market rent less deductions	£161.00			
Adjusted Market Rent		£644.00			
	SAY	**£644.00**	**per month**	**Uncapped rent**	

7. The Tribunal determines a rent of £644 per calendar month.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £644 per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £683 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £644 per calendar month is to be registered as the fair rent for this property.

Chairman: Mr O Dowty MRICS **Date:** 21 September 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