FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00BH/F77/2026/0145**
Property	**:**	**Flat 11 Salway House, 25 Thornhill. Road, London E10 5LZ**
Tenant	**:**	**Mr L Maunders**
Landlord	**:**	**Orbit Housing Association**
Date of Landlord's Objection	**:**	**13 June 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**Mr D Jagger MRICS**
Date of Summary Reasons	**:**	**19 October 2026**

DECISION

The sum of £585.83 per month will be registered as the fair rent with effect from 19 October 2026, being the date, the Tribunal made the Decision.

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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.

2. The parties did not request a hearing or an inspection to determine this matter and the Tribunal agreed with this arrangement. The Tribunal considered this case on the papers provided by the Rent Officer and with the assistance of Rightmove and Google Maps.

Evidence

3. The Tribunal received a completed Reply Statement from the Landlord only. No comparable evidence was provided by the parties. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 2 June 2026 to take effect on the 9 July 2026.

4. Essentially, the objection by the Landlord. is not directly appealing the Rent Officers increase in the Registered Rent but takes issue with the level of variable service charge allocated within the rent. The application requests the Tribunal to review the list of services totalling £124.15 plus £13.68 in the Budget Statement 2026/2027. Within the current maximum fair rent of £343 determined by the Rent Officer only £28.41 is allocated in box (e) of the Rent Register and the Landlord disputes this figure.

4. Having consideration of its own expert, general knowledge of rental values in the Leyton area, we consider that the open market rent for the property in good condition with modern services would be in the region of **£1,600** per month.

5. Next, the Tribunal needs to adjust that hypothetical rent of £1,600 per month to allow for Terms of tenancy agreement whereby the tenant is responsible for internal maintenance and repair, no white goods, no carpets or curtains, provided by the Landlord and dated kitchen fittings.

6. The Tribunal has considered very carefully the information provided by the Rent Officer. Using its own expertise, the Tribunal considers that a deduction of 30% (£480) should be applied in order to take account of the above matters. This reduces the figure to £1,120 per month.

7. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

8. The Tribunal has also made an adjustment for scarcity at 20%

9. The full valuation is shown below:

Market Rent		£1,600	pm
Less	approx.30%	£480	
		£1,120	
Less Scarcity	approx. 20%	£224	
		£896 pm	

11. We understand that the tenant holds a 50% share of the Property and will pay a rent of 50% of the whole but pay a service charge of 100% of the whole. This then, is the appropriate starting point from which to determine the rent of the Property as it falls to be valued.

12. The fair rent to be registered on this basis alone would be £896 pcm. The 50% Property share would be £448 pcm of rent, plus 100% of the service charge in accordance with the Landlord's budget (£124.15 plus £13.68 for insurance = £137.83) produces a total of £585.83, uncapped.

13. However, the new rent is limited by the statutory Maximum Fair Rent Cap calculation. The MFRC limits any increase to the change in RPI (set two months prior at each date), between the date of the last registration of a fair rent and the current, plus 5%. The calculations are shown in the MFR form which caps the fair rent at £678.38 pcm (50% of the rent) plus service charge (at 100%) of £137.83 pcm.

Decision

14. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £585.83 per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £678.38 per calendar month. The calculation of the capped rent is shown on the decision form.

15. In this case therefore the lower rent of **£585.83** per month is to be registered as the fair rent for this property.

Chairman: Duncan Jagger MRICS Date: 19 October 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 subsequent application for permission to appeal should be made on Form RP PTA