

FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/OOBC/F77/2026/0177**
Property	**:**	**Flat 6 Shaftesbury Court, High Road, Chadwell Heath, Romford, Essex, RM6 4EU.**
Tenant	**:**	**Mrs M Duggan**
Landlord	**:**	**Sanctuary Housing**
Date of Objection	**:**	**3 August 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**R Waterhouse FRICS**
Date of Decision	**:**	**20 October 2026**

DECISION

The sum of £256.84 per week inclusive of service charge of £18.22, will be registered as the fair rent with effect from 20 October 2026, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, received 13 May 2026 to register a rent of £146.24 per week including £18.22 per week. Previous to the application the Rent Officer had registered a fair rent of £220.50 per week including services of £9.48 per week registered from 14 December 2023 and effective from 14 December 2023.

2. Following the application the Rent Officer registered a fair rent of £234.40 per week including £18.22 per week registered on 23 July 2026 and effective from 23 July 2026. Following an objection from the tenant on 3 August 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 25 August 2026. Neither party requested a hearing or inspection, the tribunal made its determination on 20 October 2026.

The Property

4. The previous rent register entry stated “self - contained purpose built flat, built around 1986, with full central heating, on the first floor there were three rooms, one kitchen and one bath/WC."

Evidence

Submission by the tenant

8. The tenant submitted a Reply Form, stating they did not require an inspection or hearing.

The Reply Form states the property is on the first floor, there is a living room, kitchen, two bedrooms and bathroom, the tenant provides the dimensions.

The property is said to have central heating and double glazing provided by the landlord, carpets, curtains and white goods provided by the tenant.

There are communal gardens.

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 1986 condition but with the landlord’s improvements. There is no evidence of landlord's improvements.

Valuation

12. 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.

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

14. No comparable evidence has been provided by the either party. The Tribunal relies on its expertise and adopts the figure of £1600.00 per calendar month.

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. Finally, the Rent Act requires adjustment for "scarcity" the tribunal applies 20% for this.

Market Rent		£1600.00 per month
Less: 10% for items in para 14		£1440.00 pcm
and 20% scarcity	less	£1152.00 pcm

Net rent

£1152.00 per month

This is equivalent to £265.84 per week inclusive of service charge.

Decision

15. The rent calculated under section 70 Rent Act 1977 is £265.84 per week inclusive of service charge.

16. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is, £256.84 per week inclusive of service charge of £18.22 per week.

17. Therefore, the Tribunal determines the rent to be that calculated is £256.84 per week inclusive of service charge of £18.22 per week.

Chairman: R Waterhouse FRICS

Date: 20 October 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.