FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**JD/LON/OOBH/F77/2026/0196**
Property	**:**	**53 Ramsey Road, London E7 9EN**
Tenant	**:**	**Mr George William Chalkley**
Landlord	**:**	**BPT (Bradford Property Trust) Limited**
Date of Objection	**:**	**20 August 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**R Waterhouse FRICS**
Date of Decision	**:**	**10 November 2026**

DECISION

The sum of £217.50 pw, will be registered as the fair rent with effect from 10 November 2026, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, received 22 May 2026 to register a fair rent. The tenancy had run from 1965, and the previous rent was £192.00 per week registered on 3 July 2024 with effect from 17 August 2024.

2. After the application the Rent Officer registered a fair rent of £189.00 per week, registered on 20 July 2026 with effect from 17 August 2026.

3. Following an objection from the landlord dated 20 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.

4. Directions were issued on 17 September 2026.

Preliminary matters

5. Neither the landlord nor tenant requested a hearing. The tribunal did not consider a hearing proportionate.

The Property

6. The current rent register entry described the property as being a terraced house, built around 1886, without central heating, comprising on the ground floor, two rooms, one kitchen, one shower/WC. On the first floor, three rooms. There is a garden.

Determination on papers

Evidence

Submission by the tenant

7.The tribunal received a no submissions from the tenant.

Tenancy terms

8. The tribunal has received no copy of a tenancy. The tribunal in the absent of the tenancy finds the regulated tenancy would contain provisions that the tenant is responsible for the internal decoration and white goods.

Submission by the landlord

9. The landlord has submitted a completed Reply Form. The Form notes the accommodation comprises two rooms on the ground floor and three on the first floor.

10. That, there is double glazing supplied by the landlord, that there is no central heating present and that the tenant provides, curtains, carpets and white goods.

11. That the landlord fitted the double glazing in 2005 and that the landlord upgraded the electrics in 2010.

The Landlord provides three comparables;

(a) Wellington Road, 3-bedroom, 1 reception room, 1 kitchen dinner, 1 bathroom and a garden at £2475.00 pcm
(b) White Road, E15, 3 bedrooms 1 reception room, 1 bathroom, one kitchen and a garden £2150 pcm
(c) Morning Road, E11, 3 bedrooms, 1 kitchen/dinner, 2 x reception rooms, 1 bathroom, one conservatory and a garden £2450. 00 pcm.

12. The landlord contends the house in a modernised condition would attract a rental bid of £2000 pcm

That deductions are made;

- – tenant's responsibility for white goods, curtains, blinds, floor coverings, decorating, minor repairs, £300
- -dated kitchen and bathroom £150
- -no central heating £100
- -this gives an adjusted rent of £1450 pcm

A further deduction for scarcity at 20% is made. Resulting in a net rent if £ 1160 pcm which is equivalent to £230.40 per week.

Valuation

13. 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.

14. The tribunal has considered the comparables provided by the landlord. The tribunal determines the rental level of the property in good condition is £2000 pcm.

15. From this the tribunal deducts for the tenant's responsibilities being different from a contemporary tenancy, internal decoration, minor internal repairs, white goods, curtains, carpets and floor coverings, dated bathroom dated kitchen, and no central heating. Or this the tribunal makes an allowance of 30%.

Gross rent £2000 pcm
Less 30% £600 pcm

Net rent before scarcity £ 1400 pcm

Deduction for scarcity 20% £280.00 pcm

The net rent section 70 is £ 1120 pcm which is equivalent to £ 258.46 per week.

Decision

16. The rent calculated under section 70 Rent Act 1977 is £258.46 per week.

17. The rent calculated under the 1999 Order is £217.50 per week.

18. The rent calculated under the section 70 was £258.46 per week is higher than the rent assessment under the 1999 Order. The Tribunal therefore determines the rent of £217.50 per week from the 10 November 2026.

Chairman: R Waterhouse FRICS

Date: 10 November 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.