

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

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| **Case Reference** | **:** | **LON/00BH/F77/2026/0195** |
| **Property** | **:** | **322 Markhouse Road, London, E17 8EF** |
| **Tenant** | **:** | **Lynda Pauline Roberts** |
| **Landlord** | **:** | **Adil Afzal and M Ammar Iqbal** |
| **Date of Objection** | **:** | **1 September 2026** |
| **Type of Application** | **:** | **Section 70, Rent Act 1977** |
| **Tribunal** | **:** | **R Waterhouse FRICS** |
| **Date of Decision** | **:** | **10 November 2026** |

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**DECISION**

**The sum of £208.50 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 11 June 2026 to register a fair rent. The tenancy had run from 1972, and the previous rent was £793.00 per month registered on 31 July 2024 with effect from 9 September 2024.

2. After the application the Rent Officer registered a fair rent of £188.40 per week, registered on 6 August 2026 with an effective date of 9 September 2026.

3. Following an objection from the tenant dated 1 September 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 15 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 self-contained purpose built flat built around 1899, with full central heating comprising on the ground three rooms, one kitchen and one bath/WC outside a garden.

**Determination on papers**

**Evidence**

**Submission by the tenant**

7.The tribunal received a Reply Form from the tenant. The tenant in their Reply Form noted the room dimensions noting each room was "in excellent condition" the living room new windows, kitchen new kitchen installed, bedroom 1 four new windows, and bedroom 2 full redecorated.

8. The Form notes central heating provided by the tenant, carpets, curtains and white goods provided by the tenant and that there is no double glazing.

9. The Form notes a private garden.

10. The tenant in their form disputes they have caused any disrepair and contends that they have repaired the property beyond their responsibility.

**Tenancy terms**

11. 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

12. The landlord has made no submissions.

## 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. Neither party submitted any comparables to the tribunal, the tribunal drawing on its expertise determines the rental value of the property if in contemporary condition and let on contemporary terms would be £2000.00 pcm.

15. The tribunal makes an adjustment for (a) a difference in terms of the regulated tenancy that is an internal decoration liability for the tenant, (b) the supply of white goods, (c) disregard of improvements stated uncontested to be central heating, new kitchen, new windows, (d) that in the absence of any submissions to the contrary that the condition of the bathroom is that found at the commencement of the tenancy that being 1971.The allowance for this is 30%.

16. The final adjustment is that required by statute that of scarcity which is taken as 20%.

The tribunal makes an adjustment

Rent before adjustment £2000.00 pcm

Less 30% £600.00 pcm
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Net rent before scarcity £1400.00 pcm

Deduct for scarcity 20% £280.00 pcm

Net rent £1120.00 pcm equivalent to £258.46 say £258.50 pw.

## Decision

17. The rent calculated under section 70 Rent Act 1977 is £258.50 pw

18. The rent calculated under the 1999 Order is £903.50 per month equivalent to £208.50 per week.

19. The rent calculated under the section 70 was £258.50 pw is higher than the rent assessment under the 1999 Order. The Tribunal therefore determines the rent of £208.50 per week 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.