



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

Case reference : **LON/00AU/F77/2025/0277**

Tenant : **Mrs P Smith**

Landlord : **The Riverside Group**

Property : **Lower Maisonette, Flat A, 132 Mercers Road, London N19 4PU**

Type of Application : **Section 70 Rent Act 1977**

Tribunal : **Judge N O'Brien, Ms M Bygrave FRICS**

Date of Decision : **15 December 2025**

DECISION

The sum of £266.31 per week will be registered as the fair rent with effect from 15 December 2025, being the date the Tribunal made the Decision.

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. The Rent Officer concluded that the Maximum Fair Rent Order 1999 applied and assessed the capped rent payable for the property at £263 per week from 1st September 2025. The uncapped rent would have been £405 per week. The last registered rent was £161 per week from 23 December 2014.

Inspection

2. The Tribunal did not inspect the property but considered this case on the basis of the written submissions and evidence provided by the parties.

Evidence

3. There were no detailed submissions from the Landlord save for a description of the property set out in the Landlord's Reply Form. The tenant did not complete the Reply Form but we have noted her submissions to the Rent Officer and her reasons for referring their assessment to the FTT. The last registered rent was £161 per week from 23 December 2014.

Description of the Property

4. The property is a 2-bedroom ground floor and lower ground floor maisonette in a converted terraced house which was constructed circa 1900. According to the Landlord it has one bathroom, a living room and a kitchen. There is no garden. The present bathroom fittings were installed by the landlord in 2015. The kitchen was fitted in 2013. The property has gas fired central heating and the windows are said to be double glazed. There was some work to the wiring in the communal areas in 2019.
5. In her submission to the Rent Officer the tenant complained of disrepair to the property in the form of damp and mould and insect infestation. She has not provided any further information or evidence regarding the condition of the property.

Determination and Valuation

6. 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 £507.69 per week. From this level of rent we have made adjustments in relation to:
 - a. Damp and mould- extent unclear
 - b. No white goods
 - c. Decorations tenant's responsibility
7. The Tribunal has also made an adjustment for scarcity.
8. The full valuation is shown below:

Market Rent per week £507.69

Less

Damp/mould	10%)
No white goods	2.5%) approx. 15%
Decorations tenant's responsibility	2.5%)

£ 76.15

£431.54

Less

Scarcity approx. 20%

£86.31

£345.23

9. The Tribunal determines an uncapped fair rent of £345.23 per week.

Decision

10. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £345.23 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £266.31 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £266.31 per week is to be registered as the fair rent for this property.

Chairperson: Judge N O'Brien

Date: 15 December 2025

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the Tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the Regional Office which has been dealing with the case. The application should be made on Form RP PTA available at <https://www.gov.uk/government/publications/form-rp-pta-application-for-permission-to-appeal-a-decision-to-the-upper-tribunal-lands-chamber>

The application for permission to appeal must arrive at the Regional Office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking. **Please note that if you are seeking permission to appeal against a decision made by the Tribunal under the Rent Act 1977, the Housing Act 1988 or the Local Government and Housing Act 1989, this can only be on a point of law.**

If the First-tier Tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).