

FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AG/F77/2025/0301**
Property	**:**	**Flat H, 32 Belsize Square London NW3 4HL**
Tenant	**:**	**Mr A Georgiou**
Landlord	**:**	**The Riverside Group**
Date of Objection	**:**	**18 September 2025**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**R Waterhouse FRICS** **C Piarroux**
Date of Decision	**:**	**4 February 2026**

DECISION

The sum of £235.80 per week inclusive of a service charge of £10.30 per week, will be registered as the fair rent with effect from 4 January 2026, being the date the tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, dated 1 August 2025, to register a fair rent of £197.85 per week including a service charge of £10.30 per week. Previous to the application the Rent Officer had registered a fair rent of £117.50 per week including a service charge of £2.36 per week effective from 19 August 2009. Following the application the Rent Officer registered a fair rent of £228.00 per week including £8.22 per week, effective from 29 August 2025. Following an objection by letter dated 18 September 2025 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.

2. Directions were issued on 6 November 2025. The matter was determined on the papers on 4 February 2026, without an inspection. Neither party requested an inspection or a hearing.

Inspection

3. The property is described in the Rent Register as a self-contained converted flat, with full central heating, comprising two rooms, one kitchen, one bathroom, and a WC.

4. The tribunal did not inspect the property.

Evidence

Submission by the Tenant

5. The tribunal received from the tenant a copy of their objection letter dated, 18 September 2025 running to 16 sides. The contents are noted, the elements material to the determination are noted below;

- An objection to the rent increase
- Expression of dissatisfaction relating to the Housing Association level of service in respect of disrepair
- Contention that there is damp and mildew in the property
- Black mildew in the tank

6. An email to the Rent Officer from the Tenant dated 30 July 2025 showing a photograph purporting to be a water tank in disrepair.

7. There is a Reply Form, received 2 December 2025, signed but not completed attached are a number of documents, the full list not set out here, but the tribunal has noted them including a copy of a tenancy agreement dated 14 January 1982.

8. There is an email dated 9 December 2025 where the tenant, states they would like to attend the tribunal.
9. Tribunal writes 9 December 2025 to confirm whether tenant wants to attend a hearing or have an inspection, tribunal requests confirmation by 15 December 2025.

10. The tenant responds 10 December 2025 22:32 they "would like to have an inspection and also attend at the hearing".

11. Tribunal writes again to tenant to confirm asking if they want a hearing or inspection dated 16 January 2026. The tenant responds 18 January 2026 saying, no hearing and no inspection.

Submission by the Landlord

8. The landlord, in addition to the original application to register a rent has returned a completed Reply Form noting they do not require an inspection nor a hearing.

9. The Reply form notes, the flat contains two bedrooms, one bathroom, and a kitchen. There is central heating. The Reply forms note the improvements carried out over the years.

Determination and Valuation

Valuation

10. 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.

11. Having consideration of the comparable evidence proved by the parties and our own expert general knowledge of rental values in the area, the tribunal adopts the figure of £2500.00 per calendar month. Such a rent in a contemporary market would not require the payment of a service charge.

12. From this level of rent we have made adjustments in relation to: (i) terms and conditions the tenancy that is the tenant is responsible for internal decoration which is more onerous than contemporary tenancies from which the comparables are derived (ii) improvements made by the tenant none are noted, (iii) the supply of curtains and carpets by the tenant and (iv) general condition of the property, compared with contemporary lettings.

13. The tribunal has also made an adjustment for scarcity at 20%.

Market Rent	£2500.00 pcm
Less: 30% for (i) to (iv) above;	£750.00 pcm
	£ 1750.00 pcm

Less 20% for scarcity	£ 350.00 pcm

	£ 1400.00 pcm

14. The tribunal determines a rent under section 70 of £1400.00 pcm which is equivalent to £323.00 per week. In the contemporary assured shorthold tenancy, payment of service charge would not be expected. So, the total rent paid would be £323.00 inclusive of the service charge.

Decision

17. The rent calculated under section 70 Rent Act 1977 is £323.00 inclusive of a service charge of £10.30 per week.

18. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £235.80 per week including a service charge of £10.30 per week. The rent calculated under section 70 of the Rent Act 1977 rent is higher than the rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999. Therefore, the tribunal determines the rent to be registered is £235.80 per week including £10.30 per week with effect from 4 January 2026.

Chairman: R Waterhouse FRICS

Date: 4 February 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.