FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AK/MNR/2026/0086**
Property	**:**	**153B Chase Road, London, Southgate, N14 4JP**
Tenant	**:**	**Zuzana Cisarova**
Representative	**:**	**Alexander Brown**
Landlord	**:**	**Mr Christoforos G Pavlides and Mrs Anne Pavlides**
Date of Application	**:**	**13 January 2026**
Type of Application	**:**	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal	**:**	**Ian B Holdsworth FRICS** RICS Registered Valuer
Date of Summary Reasons	**:**	**24 June 2026**

DECISION

The Tribunal determines a rent of £1,500 per calendar month with effect from 23 February 2026.

SUMMARY REASONS

Background

1. On the landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1,566 in place of the existing rent of £ £1,450 per month to take effect from 23 November 2025

2. On 13 January 2026 under Section 13(4)(a) of the Housing Act 1988, the tenant referred the landlord's notice proposing a new rent to the Tribunal for determination of a market rent.

Inspection

3. The Tribunal did not inspect the property but considered this case based on the papers provided by the parties.

Evidence

4. The tribunal has had consideration of the written submissions provided by both the tenant and the landlord.

The property is a self-contained first floor flat in a mid-terraced two storey dwelling comprising one living room, one bedroom, kitchen, bathroom and utility space. The dwelling has an approximate floor are of 51m².

The satisfactory condition of the property is not disputed by the parties. The availability of the off street car parking space is disputed by the tenant.

The landlord has undertaken improvements to the insulation and double glazing and renovated the bathroom. Several other improvements reported by the landlord are not included in the tenants' submissions.

Comparable rental evidence

The tenant submits details of seven comparable one-bedroom rental properties currently advertised at rents between £1,350 and £1,500 per calendar month. These properties are located within the N14 postcode area and within one mile of Southgate Underground Station. The tenant submits that these examples are more representative of the relevant local market than the comparables submitted by the landlord

The landlord disputes the comparable evidence with claims that the presented properties are not good matches to the subject dwelling with a few Studio flats included within the comparable basket rather than one-bedroom dwellings.

The tribunal has reviewed all the rental comparables evidence and notes that the tenant presents screenshots of the advertised dwelling without any analysis or explanation of their relevance to the subject.

The landlords evidence includes a rental settlement at 149B Chase Road together with a number of other advertised rental properties. The agreed rent for 149B Chase Road must be adjusted for the access to garden and car parking facility. All the rental evidence is given weight in reaching the determination.

Determination and Valuation

5. Having consideration of the comparable evidence proved by the parties, a review of the property from Google Earth and of our own expert, general knowledge and experience of rental values in the area, we consider that the open market rent for the property in its current condition with a discretionary off street car parking space facility would be in the region of £1500 per calendar month. This level of market rent is validated by the tenant's comparable rental evidence.

From this level of rent we would typically adjust to reflect tenant improvements, tenant furniture and floor coverings, dilapidation and obsolescence at the property. The tribunal has concluded there are no material rental considerations that require adjustment to this market rent.

6. The full valuation is shown below:

153B Chase Road, London, Southgate, N14 4JP				
Market rent calculation in accordance with Housing Act 1988 Section 13				
Market rent		£1,500.00	per month	
Disregards			Deduction per month	Deduction as %
Fully furnished			£0.00	0.00%
Dilapidations/Material rental matters				
None advised			£0.00	0.00%
	Adjustment total		£0.00	0.00%
Adjusted Market Rent			£1,500.00	per month

Decision

8. The tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy was £1,500 per calendar month.

9. The tribunal directs the new rent of £1,500 to take effect on **23 February 2026.** The tribunal reviewed the submissions on hardship made by the tenant. They acknowledge she is in receipt of housing and other state benefits. The tribunal needs to balance any deferral of the uplifted rental with

the prejudice that this may cause to the landlord. The rental uplift proposed is £50 per month so undue hardship is unlikely and an extended deferral of the rent not necessary. It is for this reason the new rent will commence on 23 February 2026.

Chairman: **Ian B Holdsworth** **Date:** **24 June 2026**

APPEAL PROVISIONS

You can only appeal if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision.

If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any subsequent application for permission to appeal should be made on Form RP PTA.