



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

Case Reference : **LON/00AY/F77/2026/0054**

Property : **Flat A , 46 Alexandra Park Road,
Muswell Hill, London N10 2AD**

Tenant : **Mr Philip Gillespie**

Landlord : **Long Term Investments (PRS 3) Ltd**

Date of Objection : **9 February 2026**

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

Tribunal : **R Waterhouse FRICS
O Miller**

Date of Decision : **26 June 2026**

DECISION

The sum of £234.00 per week, will be registered as the fair rent with effect from 26 June 2026, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, 8 December 2025, to register a fair rent amounted not stated. Previous to the application the Rent Officer had registered a fair rent of £204.00 per week on 24 January 2024.
2. Following the application the Rent Officer registered a fair rent of £229.50 per week, effective from 28 January 2026. Following an objection from the tenant on 9 February 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.
3. Directions were issued on 10 April 2026.

The Application

4. The Tenant requested a hearing but no inspection.

Preliminary issue

5. The hearing was arranged for AM on 26 June 2026 as a face-to-face hearing.
6. The landlord did not attend.
7. In the absence of the landlord the tribunal had recourse to The Tribunal Procedure (First tier Tribunal) (Property Chamber) Rules 2013, Rule 34.

Hearings in party's absence

34.—(1) If a party fails to attend a hearing the Tribunal may proceed with the hearing if the Tribunal—

(a) is satisfied that the party has been notified of the hearing or that reasonable steps have been taken to notify the party of the hearing; and

(b) considers that it is in the interests of justice to proceed with the hearing

8. The tribunal finds that both parties were notified of the hearing. The tribunal finds that it is in the interests of justice to proceed.

The Inspection

9. The tribunal did not inspect the property. From the Rent Register the property is self-contained converted flat, without central heating. On the ground floor there are three rooms, a kitchen and one bathroom/WC. Outside there is a garden. The tenancy commenced in 1977.

The tenant stated they had submitted photographs of the property to the tribunal on the 28 April 2026 and similarly copied to the landlord.

The tribunal did not have these before them, the tenant agreed that examination of the property in detail in the hearing through submissions would be sufficient.

The property comprises building built as a Victorian house subsequently converted into three flats. The property was in good condition externally having been decorated by the freeholder in 2015.

The three flats are accessed through one communal front door which is raised from the pavement level by one step.

Through the communal front door is a small hallway said to be in good condition. Off this are three doors to the three flats. Through the door of the subject flat is a small hallway. This is in good condition. Off the subject properties hallway is a door to the living room. The tenant has spent some time refurbishing and maintaining the single glazed original sash windows. From the hallway again is a bathroom, this was created by the landlord when the flat was made self-contained in the 1980s. The extractor is faculty. Off the hallway is the kitchen this was fitted out by the tenant in the 1990s. Finally, down three steps from the interior hall is a further room said to be in good condition.

In terms of rent the tenants feel £50pcm would be fair.

Evidence

Submission by the tenant

10. The tenant submitted a completed Reply Form. The Form notes the dimensions of the rooms. Noting the property has no central heating, and double glazing. The tenant supplied the carpets, curtains and white goods.

Submission by the landlord

15. The landlord made no submissions.

Nature of flat to be determined

16. The tribunal determines that the nature of the flat for which the rent is to be determined is that of the 1977 condition. The tenants' improvements are ignored. The landlords' improvements are taken into account in the determination of the rent. They are reconfiguring the flat, and fitting the bathroom. The tenant fitted the kitchen.

Valuation

17. 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.

18. 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 £2300.00 per calendar month, which equates to £530.76 per week.

19. From this level of rent we have made adjustments in relation to: (i) terms and conditions of the tenancy that is the tenant is responsible for internal decoration which is more onerous than contemporary tenancies from which the comparables are derived 2.5% (ii) the condition as at the start of the tenancy compared with the condition of properties in a contemporary letting (1977) 20% including no central heating no double glazing (iii) the supply of curtains, flooring and white goods 2.5% and (iv) scarcity 20%.

Market Rent	£530.76 per week
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Less: 35% for (i) to (iv) above; and 20% scarcity	£291.92 per week
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20. The Tribunal determines a rent under section 70 of £291.92 per week.

Decision

21. The rent calculated under section 70 Rent Act 1977 is £291.92per week.

22. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £234.00 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 £234.00 per week.

Chairman: R Waterhouse FRICS

Date: 26 June 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.