



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

**Case Reference** : **JD/LON/00AS/F77/2026/0129**

**Property** : **21 A Northdown Close Ruislip,  
Middlesex, HA4 6JY**

**Tenant** : **Ms T Harvey**

**Landlord** : **Tony Perkins**

**Date of Objection** : **10 May 2026**

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

**Tribunal** : **R Waterhouse FRICS**

**Date of Decision** : **29 July 2026**

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**DECISION**

**The sum of £3055.00 per quarter, will be registered as the fair rent with effect from 29 July 2026, being the date the Tribunal made the Decision.**

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**Full REASONS**

## **Background**

1. The landlord submitted an application, received 14 January 2026, to register a fair rent of £3450.00 per quarter. Previous to the application the Rent Officer had registered a fair rent of £2520.00 per quarter on 11 October 2023 which on appeal was determined at £2790.00 per quarter from 20 March 2024.
2. Following the application the Rent Officer registered a fair rent of £2740.50 per quarter registered on 25 February 2026. Following an objection from the landlord on 25 March 2025 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 3 June 2026.

## **The Property**

4. The rent register describes the property as; a self-contained purpose-built flat around 1919-1944, full central heating comprising three rooms, one kitchen and one bath/WC.

## **The Inspection**

5. The tribunal did not inspect the property but made its determination on the papers.

## **Evidence**

### **Submission by the tenant**

6. The tenant submitted a Reply Form.

### **Submission by the landlord**

7. The landlord submitted an Order Form 1 dated 13 June 2026, requesting permission to extend the date for their submission of evidence.

The landlord submitted a documentation that showed comparable in Rydal Way Middlesex, HA4 0RU of a two-bedroom ground floor flat, but no rental details were provided.

Details of a comparable West End Road, Ruislip HA4 6RD at an asking rent of £1650 per month. This being a ground floor maisonette with its own garden. The photographs show the property to be in good condition.

Details of a comparable in Berkeley Close, Middlesex, HA4 6LF with an asking rent of £1695 pcm. Photographs show a good condition property. The description says the property is a ground floor maisonette.

The completed Reply Form notes the landlord did not request an inspection nor a hearing. The Reply Form gave the dimensions of the rooms and noted the property is located on the first floor. That the Landlord supplied the central heating and double glazing with the carpets, curtains and white goods provided by the tenant. Further the property includes private gardens.

### **Nature of flat to be determined**

8. The tribunal determines that the nature of the flat for which the rent is to be determined is that as let in 1985 condition but with the landlord's improvements of double glazing and central heating.

The tribunal finds the tenant says they are responsible for carpets, curtains and white goods.

### **Valuation**

9. 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.

10. 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 £1695 pcm, which equates to £391.38 per week.

11. 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 (ii) the condition as at the start of the tenancy compared with the condition of properties in a contemporary letting, including condition of bathroom and kitchen, (1985) (iii) the supply of curtains, flooring and white goods and (iv) scarcity 20%.

|             |                  |
|-------------|------------------|
| Market Rent | £391.38 per week |
|-------------|------------------|

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|------------------------------------------------------|------------------|
| Less: 20% for (i) to (iv) above;<br>and 20% scarcity | £156.55 per week |
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| Net rent | £ 234.83 say £235.00 pw. |
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12. The Tribunal determines a rent under section 70 of £235.00 per week, which equates to £3055.00 per quarter.

## **Decision**

13. The rent calculated under section 70 Rent Act 1977 is £3055.00 per quarter.

14. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £3265.00 per quarter. The rent calculated under section 70 of the Rent Act 1977 rent is lower than the rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999. Therefore, the Tribunal determines the rent to be registered is £3055.00 per quarter.

**Chairman: R Waterhouse FRICS**

**Date: 29 July 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.