



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

Case Reference : **LON/00AU/F77/2026/0020**

Property : **Flat A, 21 Medina Road, London N7
7JU**

Tenant : **Antony Hopkins & Sean
McEnancy**

Landlord : **Clarion Housing Association Ltd**

Date of Objection : **14 November 2025**

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

Tribunal : **R Waterhouse FRICS**

Date of Decision : **17 March 2026**

DECISION

The sum of £258.00 per week, will be registered as the fair rent with effect from 17 March 2026, being the date the tribunal made the Decision.

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Full REASONS

Background

1. The landlord made an application to register a fair rent to the rent officer dated 29 October 2025. The landlord requested a figure of £9206.60 per year to be registered. Prior to the application the registered fair rent was £228.50 per week registered on 17 November 2023. After the application the Rent Officer registered a fair rent of £257.50 per week registered and effective from 27 November 2025.

2. The tenant objected to the Rent on by email dated 14 November 2025.

Directions

3. Directions were issued on 23 January 2026.

The Property

4. The property is described in the rent register as a self-contained maisonette built between 1800 and 1918, with full central heating in the basement, there are two rooms, on the ground floor there is one room, a kitchen / diner and a WC, outside there is a garden.

5. Neither party requested a hearing nor an inspection and the tribunal did not consider it proportionate to do so.

Submissions

Applicant

6. The Applicant has provided no submissions other than the objection letter where they asserted the increase would be difficult to afford.

Respondent

7. The Respondent made no submissions other than the original request to register a rent.

Determination and Valuation.

8. 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.

9. The tribunal has considered the nature of the property. Given its locality, the tribunal considers the rental value of the property in good contemporary condition to be £2250.00 per month, equivalent to £519.23 per week.

10. The tenancy dates from 7 September 1987. There are no details provided by either party relating to the condition.

The tribunal finds the property's condition for the purposes of the determination is that as let on 7 September 1987.

The nature of the tenancy would be expected to be one in which the tenant is responsible for internal decoration, repair, and that the white goods are supplied by the tenant.

11. The tribunal therefore makes the following adjustments;

Market rent including responsibility for service charge	£519.23 per week
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Deduction for terms and white goods (10%)	
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Deduction for dated kitchen and bathroom (10%)	
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Deduction for scarcity (20%)	
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Net rent	£ 311.53 per week.
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12. The tribunal determines a rent under section 70 of £311.53 per week.

Decision

13. The rent calculated under section 70 Rent Act 1977 is £311.53 per week. The amount identified following the Rent Acts (Maximum Fair Rent) Order 1999 calculation is £258.00 per week. The tribunal determines the fair rent to be paid is £258.00 per week from 17 March 2026.

Chairman: R Waterhouse FRICS

Date: 17 March 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.