

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AU/MNR/2026/0404
Property	First Floor, 2 Biddestone Road, London, N7 9RA
Tenant	Wei Shi
Tenant's Representative	N/A
Landlord	Valerie Hearn
Landlord's Address	The Chilterns, Broken Gate Lane, Denham, Uxbridge, UB9 4LA
Landlord's Representative	Foxtons
Date of Application	27 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ms S Beckwith MRICS Mr I Rakhy
Date of Decision	12 August 2026
Rent Determined	£1,500 per calendar month
Date the new rent takes effect	15 June 2026

REASONS FOR THE DECISION

Background

1. On 28 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,500 per calendar month (pcm) in place of the existing rent of £1,400 pcm to take effect from 15 June 2026.
2. On 27 May 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.
3. The assured tenancy commenced on 11 January 2020 for a term until 14 June 2021. A renewal memorandum records agreement of a three year term from 15 June 2023. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. The Property was rented furnished with a bed, wardrobe, table and four chairs.

Liability for Council Tax

6. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

7. N/A

Inspection/Hearing

8. Neither party requested an oral hearing.
9. The Tenant requested an inspection. The case was reviewed by a legal officer who decided an inspection was not necessary because the photographs provided were sufficient for the Tribunal to consider the size, layout, amenities and

surroundings without the need for an inspection. Neither party objected to the decision of the legal officer.

10. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

11. Photographs were provided by the Tenant.
12. The Property is a first floor studio flat in a converted house, offering the following accommodation:

One main living room/bedroom, a kitchen and bathroom/WC. The size of the Property is approximately 34 sq m / 366 sq ft.

The Property benefits from double glazed windows, central heating and laminated wood flooring.

The Property is situated in the Holloway Road area of north London. It is located on a residential street which runs parallel to Holloway Road (A1). Holloway Road underground station is approximately a quarter of a mile to the southeast.

Evidence

13. The Tenant completed the Tribunals MR1 form. The Landlord did not return the MR2 reply form.

The Tenant

14. The Tenant made the following comments:
 - a) There is a recurring security issue, due to a concealed external corner area where people congregate at night. Incidents of drug use and intrusion have been reported to the police. The Landlord offered in 2023 to install CCTV but this has not happened. No evidence of the police reports was supplied.
15. In terms of rental evidence, the Tenant had provided:
 - a) Holloway Road – a furnished studio on the market for £1,200 pcm.
 - b) Hornsey Road – a furnished studio on the market for £1,250 pcm.
 - c) Isledon Road - a furnished studio on the market for £1,350 pcm.
 - d) Hornsey Road – a furnished studio on the market for £1,300 pcm.

16. The Tenant confirms they consider the market rent to be £1,350 pcm.

Determination and Valuation

17. All of the comparables provided by the Tenant appear to be smaller than the Property, having combined living room/kitchen/bedrooms, rather than a separate kitchen. Comparables c) and d) are closer to Finsbury Park station and therefore geographically less relevant than evidence in close proximity to the Property.
18. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Tenant, the Tribunal considers that the market rental of the subject Property would be in the order of £1,500 pcm.
19. The Tribunal finds that the security issues raised by the Tenant have not been sufficiently evidenced to demonstrate they would have an impact on the rental value of the Property.
20. The Tribunal has taken into account the configuration, specification and condition of the property in arriving at the level of rent achievable in the open market set out above and therefore makes no further adjustments.

Decision

21. Therefore, the Tribunal determines the market rent at £1,500 per calendar month with effect from 15 June 2026.

APPEAL PROVISIONS

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.