

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AM/MRA/2026/0077
Property	1 Goldcrest Building, 46 Newnton Close, London, N4 2GG
Tenant	Cornelia Reitingner
Tenant's Representative	
Landlord	Yanhong Suo
Landlord's Address	4 Station Place, London, N4 2DH
Landlord's Representative	Reve Property (Letting & Management) Ltd
Date of Application	6 July 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Mr K Ip
Date of Decision	19 August 2026
Rent Determined	£2,700.00 per calendar month
Date the new rent takes effect	22 August 2026

REASONS FOR THE DECISION

Background

1. On 19 May 2026, the Landlord served a notice under Section 13(2) (as amended) of the Housing Act 1988 which proposed a new rent of £2,700.00 per calendar month(pcm) in place of the existing rent of £2,600.00 pcm to take effect from 22 July 2026.
2. On 8 June 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 22 July 2025. 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 Tenant does not pay any service charges. The Property is let unfurnished.

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.

Hearing

8. Neither party requested an oral hearing. 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

9. The Property is a modern ground floor flat in a purpose-built block providing the following accommodation:

WC, living room / kitchen, 2 bedrooms, 2 bathrooms

Outside: 2 terraces, access to communal health and fitness facilities including gym and swimming pool, meeting rooms, secure cycle storage.

The Property is situated in the Woodberry Down development in Finsbury Park, close to amenities. The City of London is approximately 4 miles to the south.

Evidence

10. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply) forms.

The Tenant

11. The Tenant noted that the carpets in both bedrooms are dated and also argued that the relative position of the Property within the development is poor, given it is located on the ground floor and within one of the older buildings in development, some distance from the gym and swimming pool facilities.
12. The Tenant provided a number of 2 bed comparables showing rents ranging between £2,700 and £2,817, all of which she submitted were superior to the subject Property, submitting that the market rent for the property should be £2,600.

The Landlord

13. The Landlord addressed the condition issues raised by the Tenant and submitted that the state of the bedroom carpets was reflective or ordinary wear and tear and not a matter which would reduce the rental value. In terms of the Property's position, the Landlord submitted that the subject building was of higher quality than some of the other buildings in the development and that for some tenants a ground floor flat is perceived as advantageous.
14. The Landlord provided a number of 2 bed comparables showing rents ranging between £2,800 and £3,500.

Determination and Valuation

15. The Tribunal considered the Tenant's comments about the position of the property, but noted that the proposed rent fell towards the bottom of the range of comparables and fairly reflects the position and character of the Property relative to the comparables.
16. Relying on its own expert, general knowledge of rental values in the area and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property in good order would be in the order of £2,700.00 pcm. This is the rent we would expect the property to let for in the open market if it was in the same general condition as comparable properties.

17. The Tribunal considered the issues as to condition raised by the Tenant but regards these as minor and not liable to have an impact on rental value. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£2,700.00 pcm

Decision

18. The Tribunal determines the new rent amount at £2,700.00 per calendar month with effect from 22 August 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.