

FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AE/F77/2026/0089**
Property	**:**	**8A Olive Road, London, NW2 6DB**
Tenant	**:**	**M Steinberg**
Landlord	**:**	**Area Estates Ltd C/O Hamways**
Date of Objection	**:**	**13 February 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**R Waterhouse FRICS** **A Spielman**
Date of Decision	**:**	**21 August 2026**

DECISION

The sum of £1100.00 per month, will be registered as the fair rent with effect from 21 August 2026, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, received 5 January 2026, to register a fair rent of £1550.00 per calendar month (pcm). Previous to the application the Rent Officer had registered a fair rent of £954.50 pcm on 26 January 2024.

2. Following the application the Rent Officer registered a fair rent of £1072.00 pcm effective from 26 January 2026. Following an objection from the tenant on 13 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 9 April 2026.

The Property

4. The tenant in their Reply Form undated noted they did require an inspection but not a hearing. The landlord with their Reply Form noted that they did not request an inspection or hearing.

5. The Rent Officer supplied their Consultation and Consideration Notes dated 19 January 2026 which was a written record of a telephone consultation meeting. At the meeting the tenant stated; the kitchen units were replaced by the tenant in 1989 and now are very old and in need of replacement. That the bathroom is unmodernised and only WC was replaced by the landlord in 1990 and is in need of modernisation. Further that the windows are single glazed and flat is very cold and the tenant must wear hat and two coats on cold days in winter. The tenant stated there was only one gas boiler in the living room, and one in bedroom, which both are old.

The Inspection

6. The Tribunal did inspect the property and subsequently decided the issue on the papers. Present at the inspection were the tenant supported by her niece. The property has single glazing at the front from original sash windows; the remaining windows were double glazed UPVC and installed by the landlord.

7. The property has no central heating. The only heating is a single gas fire in the living room. The property has electrical wiring, but it is limited in extent. There is no outside space.

8. The flat is on the first floor of a mid-terrace converted Victorian house. There is a communal front door after which there is a separate door to access the subject property. Immediately after the dedicated front door there are a set of carpeted stairs with a handrail that was installed by the tenant.

9. The landing leads to all the rooms. The kitchen dates from 1970s or 1980s and is very basic, the cooker and kitchen units supplied by the landlord. Off the kitchen is a small pantry in original condition. The kitchen has no heating but is double glazed. The bathroom is accessed from the landing, this has a WC, basin and bath. There is a non-mechanical vent which is duct taped over. There is no heating but there is double glazing. There are two bedrooms neither has heating but both have double glazing. One has flaky paint said to be left over from a roof leak now repaired. The front room off the landing is a large

reception room. This has a functioning gas fire. The windows are single glazed wood.

Evidence

Submission by the tenant

10. The tenant submitted an objection to the increase in fair rent. The objection was on the basis of the condition of the property the single glazed and no central heating. The tenant supplied the Tribunal a number of photographs including but not limited to the gas fireplace, and flaky paint on the ceiling, The rent register notes the tenancy initially commenced 1968.

11. The tenant completed and submitted a Reply Form. This noted that the tenant required an inspection but did not seek a hearing. The Reply Form detailed the nature of each room, the property being a two bedroom, one living room, bathroom and kitchen flat. The form suggests that the tenant supplies the curtains and carpets, and the white goods.

12. The bathroom has a flooring supplied by the landlord; the remainder of floor covering were supplied by the tenant.

Submission by the landlord

13. The landlord made no submissions.

Nature of flat to be determined

14. The Tribunal finds that the nature of the flat for which the rent is to be determined is that at the commencement of the tenancy that is 1968 condition but with the landlord's improvements.

15. The Tribunal finds that there are no records of landlord improvements, and the Tribunal finds this to be so.

16. The Tribunal finds the "white goods" were supplied by the tenant other than the cooker.

17. The Tribunal finds that the water for the property is heated by boiler and that the heating to the property is supplied by one functioning gas fire only.

18. The Tribunal finds the floor coverings and curtains other than the floor covering in the bathroom are supplied by the tenant.

Valuation

19. 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.

20. No comparable evidence has been provided by the parties. The Tribunal relies on its expertise and adopts the figure of £2200.00 per calendar month.

21. 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 single glazing, no central heating, 1968 (iii) the supply of curtains , flooring and white goods other than cooker and (iv) scarcity 20%.

Market Rent	£2200.00 pcm
Less: 30% for (i) to (iii above; and 20% scarcity	£1100.00 pcm

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22. The Tribunal determines a rent under section 70 of £1100.00 pcm.

Decision

23. The rent calculated under section 70 Rent Act 1977 is £1100.00 pcm.

24. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £1100.00 pcm. The rent calculated under section 70 of the Rent Act 1977 rent is same as the rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999. Therefore, the Tribunal determines the rent to be registered is £1100.00 per month with effect from 21 August 2026.

Chairman: R Waterhouse FRICS

Date: 21 August 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.