

FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AE/F77/2026/0073**
Property	**:**	**10 A St. Johns Avenue, London, NW10 4EE**
Tenant	**:**	**Ida Lewis**
Landlord	**:**	**Leeside Properties Ltd C/O Stock, Page Stock.**
Date of Objection	**:**	**20 May 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 £73.80 per week, 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, dated 26 February 2026, to register a fair rent of £300.00 per week. Previous to the application the Rent Officer had registered a fair rent of £20.00 per week on 20 February 2023.

2. Following the application the Rent Officer registered a fair rent of £22.00 per week effective from 19 April 2024. Following an objection from the landlord on 20 May 2024 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 24 April 2026.

The Property

4. The previous rent register entry stated "parts of the ceiling in one room, kitchen and bathroom/WC have collapsed. The flat is not fit for human habitation in its current condition. It provides some storage space only."

5. The landlord provided an invoice for works to the kitchen including units, plumbing and electrics costing £8750.00 dated 5 December 2023. A further invoice dated 20 September 2023 £9250.00 for works including ceiling plastering painting and tiling.

The Inspection

6. The Tribunal did inspect the property and subsequently decided the issue on the papers. Present at the inspection was the tenant only, the landlord was not present.

7. The subject property is the ground floor of a converted Victorian terraced house. The subject property is accessed through a communal front door which serves the subject property and two separate flats on the upper floors of the building. The subject property has its own front door, through which leads to a small corridor. The subject property does not have central heating. Off the corridor is the front room, which has high ceilings. The room is in poor decorative order, the bay windows to the front are the original single glazed sash. These are in very poor condition with some sections of wood rotted and missing. The electric lighting to the room does not function.

8. Further along the corridor is a bedroom, this has a window to the outside. The room has a substantially damaged ceiling where a section of ceiling has been removed by the landlord in order to accommodate a recently installed staircase for the flat above.

9. From the corridor again, there is a bathroom. This shows signs of extensive water leaks; much plaster has fallen of the walls the ceiling has a substantial crack. It is not clear whether the leak is active. The bath, WC and sink are functional but old and in poor condition.

10. At the end of the corridor is a kitchen. The units are positioned along one wall and has been newly installed by the landlord. There are base and wall units, along with an oven and hob. Additionally, the landlord, has installed double glazed French doors in the kitchen which leads to the garden. Finally, within the kitchen, the landlord has newly installed an electric heater. The fridge and freezer are supplied by the tenant. The gas boiler in the kitchen supplied by the landlord provides hot water for the kitchen and bathroom.

11. There is a reasonable sized garden for the size of the flat, the garden is overground with poor condition fences.

Evidence

Submission by the tenant

12. The tenant has made no representations.

Submission by the landlord

13. The landlord submitted a Reply Form, noting they did not require an inspection nor hearing. The landlord notes the subject property comprises; one bedroom, one living room flat, bathroom with the kitchen refurbished in 2024.The subject property has access to private gardens.

14. The landlord stated in the Reply Form that they refurbished the kitchen, put in new patio doors, replastered and redecorated the bathroom ceiling and repainted the flat throughout.

15. The landlord supplied invoices for (a) £9250.00 dated 20 September 2023. (b) £8750.00 dated 5 December 2023.

Nature of flat to be determined

16. 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 1979 condition but with the landlord's improvements. Improvements are the kitchen, kitchen heater and the French doors to the kitchen.

17. The flat is in poor condition as identified above. In the absence of contradictory submission, the Tribunal finds the tenant has responsibility for internal repairs which is normal for regulated tenancies.

Valuation

18. 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.

19. The Rent Acts (Maximum Fair Rent) Order 1999 states at 2(7) that:

"This article does not apply in respect of a dwelling house if because of a change in the condition of the dwelling house or the common parts as a result of repairs or improvements (including the replacement of any fixture or fitting) carried out by the landlord or superior landlord, the rent that is determined in response to an application for registration, for a new rent under Part IV exceeds by at least 15% the previous rent registered or confirmed."

20. The previous registration was £20 per week with the comment that the property was uninhabitable. The Order's Article would not apply if any rent determined was above £23 per week.

21. The date of the last registration was 20 February 2023.

22. Evidence of work carried out by the landlord subsequent to the last registration of 20 February 2023 was that shown in the two invoices dated September 2023 and December 2023. The Tribunal confirms that work has been done in the kitchen of the subject property.

23. The Tribunal must consider the flat in the condition as found at inspection. In terms of rental value the landlord has proposed £300 per week but provided no comparables. No comparable evidence has been provided by either party. The Tribunal relies on its expertise and adopts the figure of £1600.00 per calendar month which equates to £369.00 per week.

24. 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 outside space, 1982 (iii) the supply of curtains , flooring and white goods other than cooker (iv) disrepair, and scarcity 20%.

Market Rent	£369.00 per week
Less: 60% for (i) to (iii above; and 20% scarcity	£295.20 per week pcm
Net rent	£73.80 per week

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25. The Tribunal rent determined under the current condition. This is in excess of 15% from the pre improvement rate. So, the Tribunal in the circumstances does not apply the Maximum Fair Rent cap.

Decision

26. The rent calculated under section 70 Rent Act 1977 is £73.80 per week.

27. The Rent Acts (Maximum Fair Rent) Order 1999 do not apply because the increase of rent since last registration attribute to the improvements / repairs since last registration is more than 15%.

28. The rent calculated under section 70 of the Rent Act 1977 rent is £73.80 per week Therefore, the Tribunal determines the rent to be registered is £73.80 per week 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.