	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AU/MRA/2026/0113**
Property	**Flat 3 Francis Court, 7 Grenville Road, London, N19 4EJ**
Tenant	**Stephen Hutchinson & Charlotte Morley**
Tenant's Representative	**In Person**
Landlord	**JPA Partnership**
Landlord's Address	**C/O David Andrew Estates, 235 Blackstock Road, London, N5 2LL,**
Landlord's Representative	**David Andrew Estates**
Date of Application	**14 July 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr A Harris LLM FRICS** **Mr Kaweh Beheshtizadeh**
Date of Decision	**24 August 2026**
Rent Determined	**£2000.00 per calendar month**
Date the new rent takes effect	**11 September 2026**

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REASONS FOR THE DECISION

Background

1. On 19 June 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2150.00 per calendar month (pcm) in place of the existing rent of £2000.00 pcm to take effect from 11 September 2026.

2. On 14 July 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 September 2026 for a term of 12 months. The rental period is monthly on the 11th of the month.

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.

5. The flat is furnished. The floors are finished with tiles or laminate. White goods are provided by the landlord.

Liability for Council Tax

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

Hearing

7. 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

8. The Tribunal did not inspect.

9. The Property is a ground floor flat, offering the following accommodation:

   Living room, bedroom, kitchen, bathroom/wc

   Outside: small courtyard

   The Property benefits from electric storage heating

   The Property is situated off Hornsey Road between Archway and Finsbury Park.

Evidence

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

The Tenant.

11. The Tenant made the following comments:

    a) The current rent is full for the location in the north of the borough approx 1.5 km from Finsbury Park tube and 1.2 km from Archway. The average rent for a 1 bed flat is £2144 pcm according to the ONS.
    b) The is noise from commercial premises opposite which has been the subject of a complaint to the council.

12. In terms of rental evidence, the Tenant had provided

Lambton Rd	£ 2,000.00	pm	listed 3/7/26 split level no longer available	
Hazellville Rd	£ 1,650.00	pm	listed 26/6/26	no longer available
Sunnyside Rd	£ 1,800.00	pm	listed 15/6/26	no longer available
Miranda Rd	£ 1,850.00	pm	reduced 15/7/26	no longer available
Kinver House Elthorne Rd	£ 1,950.00	pm	reduced 16/7/26 available 14/9/26	new development

The Landlord

13. The following comparables were provided by the Landlord in the form of a Rightmove best price guide. The comparables on the Landlord relies were not identified. Four predate the rent increase date by some months.

Hanley Rd	£ 2,250.00	pm	let agreed 12/5/26		
Thorpedale Rd	£ 2,250.00	pm	let agreed 23/12/25		
Marlborough Rd	£ 2,200.00	pm	let agreed 23/9/25		
Elthorne Rd	£ 2,200.00	pm	let agreed 27/10/25		
St John's Villas	£ 2,100.00	pm	let agreed 4/5/26		
St John's Villas	£ 2,100.00	pm	let agreed 4/8/25		
Hazellville Rd	£ 2,100.00	pm	let agreed 20/6/26)	same photograph	
Hazellville Rd	£ 2,100.00	pm	let agreed1/6/26)		
Marlborough Rd	£ 2,100.00	pm	let agreed on market 1/7/26		

Determination and Valuation

14. The Tribunal has considered the comparables provided by both parties which show a range of rental values in the area for similar flats. Details for some of the Landlords comparables describe them as bright whereas the subject property is somewhat dark with no natural light in the kitchen or bathroom. The Tribunal considers that the comparables show no increase in rents from those dated 2025 to those dated 2026. The tenancy dates from September 2025.

15. 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 its current condition and with the furniture and white goods would be in the order of £2000.00 pcm. This is the rent we would expect the property to let for in the open market.

Market rent **£2000.00 pcm**

Decision

16. Therefore, the Tribunal determines the market rent at £2000.00 per calendar month with effect from 11 September 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.