



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference	:	LON/00AP/MNR/2026/0114
Property	:	59b Ferndale Road London N15 6UG
Applicant	:	Fabricio Casteluber (Tenant)
Representative	:	None
Respondent	:	You Move Lets Ltd. (Landlord)
Representative	:	None
Date of Application	:	10 February 2026
Type of Application	:	Determination of a Market Rent sections 13 &14 Housing Act 1988
Tribunal Members	:	N. Martindale FRICS S. Greer
Date of Decision	:	14 September 2026
Rent Determined	:	£1800 per calendar month
Date of new rent start	:	2 March 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 19 January 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1900 per calendar month in place of the passing rent of £1600 pcm, to take effect from 2 March 2026.

2 Prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.

3 The assured tenancy is now periodic calendar monthly.

Allocation of Repairs between Landlord and Tenant

4 As per S.11 Landlord and tenant Act 1985.

Landlord's Service Charges and Furniture provided and costs.

5 No furniture. Landlord's floor coverings and white goods are assumed.

Liability for Council Tax

6 Tenant.

Other relevant terms of tenancy

7 None

Inspection and Hearing

8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and any photographic representations received and from its own knowledge and specialist expertise.

Property

9 There was no inspection. The Property is a first floor flat by conversion. The Property has one bedroom, a large living room, kitchen, bathroom/wc and a loft room (low head room) served by a loft ladder. The latter appears to be intended for storage.

10 The Property is part of an original late Victorian mid terraced home apparently on 2 levels – the Building. The ground floor is formed into another individual flat. Access to the Property is from a shared internal communal hallway at ground level.

11 There are similar original houses adjacent, many converted into flats since construction. The road consists of very similar houses in a long established residential area. There are on street parking restrictions and it appears no off street parking at the Building. (Google Streetview May 2024).

12 The Building is of traditional brick fair faced external appearance. The main roof over the Building appears to be double pitched and tiled.

The front elevation has a ground floor only bay with a small flat roof over. The street boundary is the open back edge of the pavement behind a small garden wall. The Building seems to be in good/ fair order. Window glazing appears to be double glazed. There is gas fired central space heating and hot water to the Property.

Evidence and Hearing

- 13 The Tribunal received completed Form Rents 1 from the tenant and later Rents 1b. The landlord provided a reply by Form Rents 1a. The Tribunal is grateful for such information as was provided by one or both of the parties. A hearing was held on 14 September 2026. The landlord attended by telephone. The tenant was absent.

Tenant

- 14 The tenant did not contest the form or content of the landlords S.13 Notice but, did contest the new rent. The tenant felt that the rent should be at £1750 pcm. The Property was in only fair condition. Part of the plaster finish to the lowest part of the party wall of the internal staircase had cracked and collapsed. The tenant said he had undertaken the work in default of landlord. (The landlord directly contradicted the claim later). The tenant was clear that it was only a one bedroom flat, though it did have a larger than normal living room and enjoyed a useful loft storage room accessed by loft ladder. The tenant provided some photographs of the interior of the Property. These showed a partly fallen section of wall plaster and its repair.
- 15 The tenant referred to 1 bedroom flat lettings locally in general terms only. They did not refer to any one in particular however. They included generalised details of some 3 units but without showing accommodation or dates showing asking rents approaching the level of rent that they said would be acceptable around £1750 pcm. The tenant took the view that it was really only a 1 bed flat and that these flats in the area, not a 2 bedroom flat.

Landlord

- 16 The Tribunal received representations from the landlord. They referred to the 2 bedrooms and did not accept the 1 bedroom suggestion at the Property. They challenged who had organised and paid for the repairs to plaster to the ground floor hall wall c. 1m² in area.
- 17 They provided brief details of converted 2 bedroom flats at: 143 Vartry Rad N15 (no GIA) let at £2000 pcm; and 42b Howard Road N15 GIA 63m². The landlord maintained that these were very similar conversions of the same or similar originally sized and laid out late Victorian Villas, as formed the Building housing the Property.

Law

- 18 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Validity

- 19 The tenant did not query the validity of the Notice.

Valuation

- 20 The Tribunal finds the Property to have only one bedroom. However at GIA 57m² it is very large for a one bedroom flat. It has a significant and useful additional quality built area above with limited head room, but, as it is ladder accessible only – its a store not a second bedroom. It also has a large living room for a regular one bedroom flat from the conversion. Part of it is currently used as a children's informal bedroom. The Property is thus a form of hybrid accommodation: Beyond a regular one bedroom flat but, not yet a properly arranged two bedroom flat.
- 21 From the Tribunal's own general knowledge of market rent levels in LB Haringey for a Property of this type it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £1800 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market if it was in the same condition as comparable properties including landlord's white goods and carpets in the Property and communal areas.
- 22 The Property had no significant disrepair to justify any end allowance on the starting rent. The Tribunal therefore determines the new market rent at £1800 pcm.

Undue Hardship

- 23 Allowance for hardship from this increase in the rent was sought by the tenant in their application. At most the Tribunal might delay the effective date of the increase to match the date of this Decision. However no substantive details of under hardship were provided. No change to the effective date of the new rent is made by the Tribunal therefore.

Decision and effective start date

- 24 The starting date of the new rent of £1800 pcm inclusive to be levied is from and including 2 March 2026.
- 25 **Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure. Otherwise any further reduction in this figure on what is levied, is a matter between the parties, only.**

Chairman N Martindale FRICS

Date 14 September 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).