

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BK/MRA/2026/0114
Property	Flat 9, Pennell House, 116 Cockfosters Road, London, EN4 0FT
Tenant	Eugene Coker
Tenant's Representative	none
Landlord	116 Cockfosters Limited
Landlord's Address	60 Welbeck Street, London, W1G 9XB
Landlord's Representative	HCGB Services Limited
Date of Application	9 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	R Waterhouse FRICS K Beheshtizadeh
Date of Decision	8 September 2026
Rent Determined	£1675 per calendar month
Date of Valuation	10 August 2026
Date the new rent takes effect	10 August 2026

REASONS FOR THE DECISION

Background

1. On 27 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1845.00 per calendar month(pcm) in place of the existing rent of £1800.00 pcm to take effect from 10 August 2026.
2. On 9 July 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 noon 10 June 2025 until noon 9 June 2026. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. The tribunal has considered the terms of the tenancy in particular paragraph 49 and finds the landlord responsible for repairs internal and external at the property.

Liability for Council Tax

5. The tribunal has considered the tenancy agreement and finds the tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax and utilities.

Any other terms of the tenancy taken into consideration in determining the rent.

6. The tribunal finds no terms within the tenancy that are outside the normal parameters found within the market norm from which the comparable evidence is drawn.

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 (*and inspection if you inspect*)

8. The Property is a ground floor flat forming part of Pennell House at 116 Cockfosters Road Barnet.
9. The landlord says the subject property has an internal area of 478 square feet [117/257]. This is uncontested.
10. The property as evidenced by the Inventory was let unfurnished but with white goods.

Evidence

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

The Tenant

12. The Tenant submitted MR3 Tenant's reply form to Landlord's MR2 form for market rent decision.
13. The tenant says the landlord's comparable marketing details are from properties that have been empty for several months.
14. The tenant contends that achieved rents are in the range £1600 to £1625 pcm. The tenant provides details;

Letting details of property Langford Road Cockfosters asking rent of £1570 pcm, size 416 square feet, one bedroom, the property is said to have a private patio.

Letting details of property, Equinox 116 Cockfosters, one bedroom, areas 438 sq ft, rent of £1650 pcm this is ground floor.

Letting details of property in Equinox, 116 Cockfosters Road, one bedroom, area not provided, the property appears furnished and above ground floor.

Letting details of property, Equinox 116 Cockfosters, one bedroom, area 438 sq feet, appears unfurnished, appears from photographs to be above ground floor.

The Landlord

15. The Landlord in Form MR2 Landlord's reply form for open market rent decision provides

Letting details of a property described as “Cockfosters Road. Cockfosters, Barnet EN4 asking rent of £1850 pcm – the detail show the flat as furnished one-bedroom size not provided. The property is located on the third floor. No square footage is given. [130/257]

Letting details of a property described as “being close to Cockfosters station” with an asking rent of £1825 pcm. The property details do not state which floor it is on. The photographs show the flat as unfurnished. The photographs indicate above ground floor. No square footage is given. [136/257]

The landlord contends that apartments of 390 sq ft are achieving £1,695 pcm but no specific details are given.

The landlord also contends that apartments of 517 sq ft are achieving rents of £1875 pcm

The landlord contends that the subject property of 478 sq feet should achieve £1875 pcm

16. The landlord also provided a copy of the “Inventory & Check in Report [142/257] which confirms the property was let unfurnished and with an oven , hob , fridge freezer and washing machine.

Determination and Valuation

17. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord’s notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.
18. The best evidence is independently verifiable agreed lettings. The tribunal has not been furnished with this.
19. The tribunal has a range of details of properties to let.
20. The subject property is ground floor. The subject property has an uncontested area of 478 square feet. The tribunal makes a finding of fact that the property is 478 sq feet.

21. The tribunal is of the view that ground floor apartments are worth less than upper floor apartments, because of issues of security and privacy.
22. The tribunal therefore finds details of similar ground floor apartments the best comparison.
23. These are taken from the tenant's comparables.

Letting details of property Langford Road Cockfosters asking rent of £1570 pcm, size 416 square feet, one bedroom, the property is said to have a private patio.

Letting details of property, Equinox 116 Cockfosters, one bedroom, areas 438 sq ft, rent of £1650 pcm this is ground floor.

24. These two properties areas area 416 sq feet, and 438 sq feet respectively. The second comparable is closer in size to the subject property of 478 sq feet and so the tribunal places greater weight on this.
25. The difference is 40 sq feet amounting to about 9%. Valuation is not a linear science. So, an adjustment needs to be made for the size difference.
26. In terms of actual settled rents, we have none, but we have the tenants uncontested view that the result should be between £1600 and £1625 because negotiation in market is reducing asking to be settled by around £50 to £75 pcm.
27. The tribunal taking the size difference into account and a reduction in between asking and settled rent determines a rent for the subject premises of £1675 pcm.
28. The evidence does not provide sufficient clarity to allow for an adjustment between furnished and unfurnished
29. No further adjustments are made as no material disrepair or other value significant matters have been found.

Undue Hardship

30. The new rent takes effect from the date specified in the landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the tribunal has a discretion to fix a later starting date up to the date a tribunal makes its determination.
31. The tenant has [7/257] expressed hardship caused by previous rent increase. The tribunal has determined that the rent is to be reduced. The question of undue hardship arising from an increased rent therefore does not arise.

Decision

32. The Tribunal determines the new rent amount at *£1675.00* per calendar month with effect from 10 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 after 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.