FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AU/MNR/2026/0515**
Property	**:**	**Flat 12a Compton Terrace London N1 2UN**
Applicant	**:**	**Adam Pickett (Tenant)**
Representative	**:**	**None**
Respondent	**:**	**Warren Hyams (Landlord)**
Representative	**:**	**None**
Date of Application	**:**	**24 June 2026**
Type of Application	**:**	**Determination of a Market Rent sections 13 &14 Housing Act 1988**
Tribunal Members	**:**	**N. Martindale FRICS** **A. Onigbode**
Date of Decision	**:**	**26 October 2026**
Rent Determined	**:**	**£3000 per calendar month**
Date of new rent start	**:**	**25 June 2026**

REASONS FOR DECISION

Background

1 A landlord's notice dated 30 April 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £3000 pcm in place of the passing rent of £2850 pcm, to take effect from 25 June 2026.

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2 At a date, 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 separate service charge. Furniture included: Mattress, bedframe, table & chairs, sofa, lamps, mirrors, light shades, TV, coffee table. Carpets and floor coverings from the landlord. Landlord provided the usual white goods in the kitchen.

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 located within a former mid terraced mid Victorian family home (the Building, 'Listed'), that formerly consisted of basement, ground, first, second and any converted or additional attic space. It has long since been sub-divided and converted into several self contained flats. The Property is one of those flats and is located on the first floor. It is in LB Islington.

10 The Property accommodation consists of living room, kitchen, bedroom, shower room/wc extending over about 51.4m2. There are communal landings, stairways and hallway. The Property faces on to the enclosed Council maintained small park. The flat enjoys use of the shared rear garden with other residents of the Building.

11 The Property is located near to the Highbury and Islington Tube station. (Google Streetview September 2025). There are on street parking restrictions. There is no off street parking.

12 The Building is finished to fair faced brickwork above the rendered basement level, in good external condition. The Building's main roof over is largely hidden at ground level but may be of the traditional butterfly design behind a low parapet wall or otherwise extended.

13 Window glass appears to be the original or replacement single glazed in timber sash frames. There is gas fired central space and water heating. The kitchen and bathroom appear to be of recent installation from the original letting details and from more recent photographs.

Evidence

14 The Tribunal received completed Form MR1 1 dated 24 June 2026 from the tenant. The Tribunal also received Form MR2 from the landlord. The Tribunal is grateful for such information as was provided by one or both of the parties and in particular from attendance at a hearing that was requested.

Hearing

15 The Tribunal held a hearing by video link on 26 October 2026. The landlord attended, the tenant did not. The landlord was able to elaborate on the materials provided in their prior written representations to the Tribunal. The Tribunal was unable to obtain clarification from the tenant owing to his absence.

Tenant

16 The tenant did not contest the form or content of the landlords S.13 Notice but, did contest the new rent. They thought it should reduce from its current level to £2600 pcm. In their form the tenant stated that the passing rent was £2850 pcm. They felt that they had overbid to obtain the flat from the start and that it should have been notably lower.

17 The tenant referred to rents for comparable properties. 1. Flat 3a Compton Street, very nearby in similar Building within the same terrace. The accommodation was very similar to the Property over a floor are of some 56.7m2 at £2400 pcm to let from March 2026 or c.£46/m2/pcm. 2. Flat in Bouton Court a modern purpose built block of flats of some 50m2 at £2400 pcm or £48/m2/pcm also from March 2026. The details of the comparables, were sketchy.

18 The tenant provided some 6No. photographs of the interior showing a Property in good order, similar to that shown in the original letting condition.

Landlord

19 The Tribunal received Form MR2 representations. The landlord referred to the shared use of the communal garden that the tenant had not mentioned. They also referred to a number of comparables details of one bedroom flats to let nearby in: 1. 12a Islington Green with a balcony over c.48m2 for £2925 pcm. 2. Upper Street a modern flat over c.32m2 for £2725 pcm. 3. Cloudesly Mansions, Cloudesly Place in a late Victorian purpose built block, over c.44m2 for £3000 pcm (though from the details provided, this appeared to be available for short lets and the rent possibly including utilities). 4. Haberdasher Street over 47m2 no garden or balcony for £3125 pcm.

Law

20 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.

Valuation

21 From the Tribunal's own general knowledge of market rent levels LB Islington for a Property of this type, prices vary widely, highly dependent on location, on size, features and services available at each flat and in each Building of which they form part. The Tribunal found the tenant's comparable lettings in the same road particularly persuasive. The Tribunal determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £3000 pcm, fully fitted and in good order.

22 The Tribunal did not find any shortcomings that would reduce this initial rental figure and makes no reduction to it. The Tribunal therefore determines the new market rent at £3000 pcm.

Undue Hardship

23 At most, the effective start date for the new rent would be delayed to the date of the decision (as the Notice predates the changes made by the Renters Rights Act 2025). Application for an allowance for hardship from this increase in the rent was not made. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

24 The starting date of the new rent of £3000 pcm to be levied is from and including the date in the landlord's notice 25 June 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 26 October 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).