

FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/OOBK/F77/2026/0175**
Property	**:**	**Flat 63, William Court, 6 Hall Road, London, NW8 9PB**
Tenant	**:**	**Ms A E Watkins**
Landlord	**:**	**Alra Properties Ltd**
Date of Objection	**:**	**5 August 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**R Waterhouse FRICS**
Date of Decision	**:**	**20 October 2026**

DECISION

The sum of £30720 per year inclusive of £ 11560 per year, will be registered as the fair rent with effect from 20 October 2026, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, dated 22 April 2026 to register a rent of £30,164.40 pa including £2890 per quarter. Previous to the application the Rent Officer had registered a fair rent of £26,459.79 pa including £ 11,560.00 per year for services, registered on 18 October 2023 with effect from 7 July 2024.

2. Following the application the Rent Officer registered a fair rent of £26676.00 per year including services of "£11560.00 per week". The tribunal finds this to be a typographical error and that a reasonable person would read this as per year. This was registered from 19 June 2026 with effect from 19 June 2026.

3. Directions were issued on 27 August 2026. Neither party requested a hearing or inspection, the tribunal made its determination on 20 October 2026.

The Property

4. The current rent register entry stated “self - contained purpose built flat around 1919 to 1944 , full central heating comprising on the third floor 4 rooms, one kitchen 2 bath/WC.

Preliminary Matters

5. By email dated 11 October 2026, Helen Honeyman who is niece to the tenant, sought to include a further note outside the Directions. From the Note it was copied to NCPM.

The tribunal does not admit this evidence which was received outside the directions in the interests of fairness because rhe respondent has not had an opportunity to reply.

Evidence

Submission by the tenant

6. The tenant submitted on the 22 September 2026 a completed Reply Form with covering letter.

7. The covering letter noted that the tenant had been in occupation since 1962 and that the property has received no substantial maintenance or modernisation since the last rent registration in October 2023 and for many years prior. It was noted that the kitchen is unmodernised, the sink and taps in particular are old, covered in limescale and the drainage is poor. Both bathrooms have dated sanitary ware and tiling; the tenant included some photographs. The tribunal has reviewed the photographs.

8. The tenant notes there always has been a service charge included in the rent which covers heating, maintenance of corridors and lifts etc and the porter service.

9. The Reply Form notes that new windows were fitted in the living room. That the kitchen fittings are old that a replacement kitchen was installed but the quality was said to be poor. There are two living rooms.

10. Bedroom 1 is said to have limited sockets. Bedroom 2 limited sockets, original wardrobes, light fittings and doors. The bathroom 1 is said to have old fittings. Bathroom 2 similar. There is no mechanical ventilation.

11. The landlord is said to have provided central heating and double glazing. The carpets, curtains and white goods are provided by the tenant.

Submission by the landlord

12. The landlord has not made any submissions.

Nature of flat to be determined

13. 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 1962 but with the landlord's improvements included and the tenant's disregarded.

Valuation

12. 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.

13. The Tribunal must consider the flat in the condition as let but including the landlord's improvements, none are noted.

14. No comparable evidence has been provided by the either party. The Tribunal relies on its expertise and adopts the figure of £4000.00 per calendar month. This figure reflects a property with central heating but no service charge. Additionally, a regulated tenancy is expected to have differing terms and conditions from that of a contemporary assured shorthold tenancy, so an adjustment is made for that. Finally, the Rent Act requires adjustment for "scarcity" the tribunal applies 20% for this.

Market Rent		£4000.00 pcm
Less: 20% for items in para 7 to 11;	less	£800.00 pcm

Net rent	£3200.00 per month
Less scarcity 20%	£640 per month
Net rent	£2560 per month

Equivalent to £ £30720 per year .

Decision

15. Contemporary tenancies, have rental levels which assume no requirement to pay a service charge. A tenant if faced with the requirement to pay a service charge would not pay it in addition to the rent but would reduce the rent by the amount of that service charge.

The rent calculated under section 70 Rent Act 1977 is £30720 per year, this is inclusive of a service charge said to be £11560 per year.

16. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is, £30850.50 per year inclusive of service charge of £11560 per year.

17. Therefore, the Tribunal determines the rent to be that calculated is that under section 70 because it is lower than the Rent calculated under the 1999 Order, the determined rent is £ 30720 per year inclusive of service charge of £11560 per year with effect from 20 October 2026.

Chairman: R Waterhouse FRICS

Date: 20 October 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.