

FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00BK/F77/2026/0181**
Property	**:**	**Flat 34, Charlbert Court, Charlbert Street, London, NW8 7BY**
Tenant	**:**	**Mrs Gloria Photiou**
Landlord	**:**	**Grainger Bradley Limited**
Date of Objection	**:**	**4 August 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal **P Joseph MRICS**	**:**	**R Waterhouse FRICS**
Date of Decision	**:**	**2 November 2026**

DECISION

The sum of £17699.00 per year inclusive of service charge of £1133.64 will be registered as the fair rent with effect from 2 November 2026, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, received 24 April 2026 to register a fair rent. The tenancy had run from 1966, and the previous rent was £17694 per year including a service charge of £960.40 per year registered on 12 June 2024 with effect from 28 June 2024.

After the application the Rent Officer registered a fair rent of £1535.00 per month (equivalent to £ 18,420.00 pa) including a service charge of £94.47 per month, registered on 16 June 2026 with an effective date of 28 June 2026.

Following an objection from the landlord dated 19 August 2026, to the determination of a fair rent by the Rent Officer, the Tribunal has made a determination under the provisions of the Rent Act 1977.

3. Directions were issued on 8 September 2026.

Preliminary matters

4. Neither the landlord or tenant requested a hearing or an inspection. The Tribunal did not consider a hearing proportionate.

The Property

12. The current rent register entry described the property as being a self-contained purpose built flat built around 1919-1944, without central heating comprising on the first floor, three rooms, one kitchen and one bathroom/WC.

Determination on papers

Evidence

Submission by the tenant

14. The tenant submitted a completed Reply Form with covering letter noting there was no central heating, that the landlord had supplied double glazing, and that the carpet and curtains were the tenants,

The tenant noted the following disrepair;

Extensive mould on internal walls of the flat
Holes and severe cracks in walls/surfaces
General poor condition of the property
No central heating installed anywhere in the flat
No shower bath is original since at least 50 years
Communal parts of the building are in poor condition
The tenant also submitted several photographs 30 in number, which the Tribunal noted.

In their written objection expressed concern over the affordability of the rent increase. No comparables were received from the tenant.

Submission by the landlord

20. The landlord submitted a completed reply form, within which it was noted, the property is a flat one the first floor, comprising living room, kitchen, two bedrooms, a bathroom/WC with access to communal gardens.

The landlord noted the window had been replaced in 2011 and the bath in 2019.

The landlord submitted their written representation which included three comparables from the same block these ranged from £2675 pcm, £2976 to £3300 pcm.

All comparables have central heating however they are all larger than the subject property.

Valuation

21. 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.

Analysis and decision

The Tribunal drawing on its expertise and knowledge of market rents determines that a property of this size in the location and taking into account the landlords comparables determine a rent of £2600 pcm. The Application Form notes £94.47 pcm services, for the block and do not include utilities to the subject property.

From this a number of adjustments are made;

(a) Terms and conditions of the regulated tenancy with repairing liability
(b) Tenants' responsibility for carpets, curtains and white goods
(c) Dated kitchens and bathroom
(d) No central heating
(e) Overall condition

Gross rent	£2600 pcm
Less deductions for (a) to (e) above 30%	£780 pcm
Net rent	£1820 pcm
Less services	£94.47 pcm
Net rent	£1725.53

Less scarcity 20%	£345.11 pcm
Rent net of scarcity	£1380.42 pcm
Add in services	£94.47 pcm
Net rent	£1474.89 pcm

Equivalent to £17,698.68 per year say £17,699 per year.

The tenancy requires the payment of a service charge. The contemporary market rent assumes the landlord would cover such costs. The tenant would not pay a rent derived from contemporary rents inclusive of charges to pay an addition for service charge here. The rent determined under Section 70 includes the payment of the service charge.

Decision

27. The rent calculated under section 70 Rent Act 1977 is £17698.68 per year including services of £1133.64 pcm.

28. The rent calculated under the 1999 Order is £20,104.50 per year inclusive of service charge of £94.47 per month equivalent to £1133.64 per year.

29. The rent calculated under the 1999 Order is higher. The Tribunal determines £17699.00 per year inclusive of £1133.64 per year with effect from 2 November 2026.

Chairman: R Waterhouse FRICS

Date: 2 November 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.