

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BJ/MNR/2026/0362
Property	33 Nantes Close, London SW18 1JL
Tenant	Mr Paul Chapman
Landlord	Ms Carol Tan
Landlord's Address	Flat 2, Eglantine Road, London SW18 2DE
Date of Application	18 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr A Parkinson MRICS Mr I Rakhy
Date of Decision	13 July 2026
Rent Determined	£1,600 per calendar month
Date the new rent takes effect	19 May 2026

REASONS FOR THE DECISION

Background

1. On 30 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,650 per calendar month (pcm) in place of the existing rent of £1,400 pcm to take effect from 19 May 2026.
2. On 18 May 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.
3. The assured tenancy commenced on 19 March 2005. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Furniture provided by Landlord

5. The Landlord furnishings in the property include a table and chairs, armchair, bed settee, three bookcases, a bed, desk bookcase and chest of drawers.

Liability for Council Tax

6. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

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

7. White goods are provided by the Landlord.
8. Floor coverings are provided by the Landlord.
9. The Landlord is responsible for internal decoration.

Inspection/Hearing

10. 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

11. The Property is a one bedroom first floor flat, offering the following accommodation:

Sitting room, kitchen, bathroom and one bedroom.

The Property benefits from gas central heating and double glazing.

The Property is situated in Wandsworth with good transport links.

Evidence

12. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

13. The Tenant made the following comments:

- a) The Landlord's notice of rent increase is not valid as there is no answer to question 3 on the form.
- b) The gas boiler is old and inefficient.
- c) The floor coverings have not been replaced in 21 years aside from the living room carpet.
- d) The flat was decorated in 2024 but otherwise has not been modernised in the last 21 years.
- e) The kitchen and bathroom are dated.
- f) The white goods are low specification.
- g) The property has not been rewired since it was built 40-50 years ago.
- h) There are small areas of damp.
- i) There are pest issues including moths, flies, mosquitos and a mouse.

14. In terms of rental evidence, the Tenant provided a right move screenshot of a third floor flat in Nantes Close recently advertised at £1,751 per month, fully refurbished including new kitchen, bathroom, floor coverings and furniture.

15. The Tenant also stated that one bedroom flats in the SW18 area on right move start at £1,450.

The Landlord

16. The Landlord made the following comments:

- a. The Landlord's notice of rent increase (Form 4) is complete because the tenancy falls under the second limb of note 11.
- b. The Property is situated in an area with excellent transport connections with leisure amenities close by, shops, cafes and restaurants.
- c. It is difficult to find a comparable in the area at the asking rent.
- d. The white goods provided by the Landlord meet European standards and are of comparable quality to many rented properties.
- e. There is no infestation of flies etc. Moths, fruit flies and mice do occur in London. The Tenant has been provided with fly traps and advice on dealing with the mouse.
- f. The Landlord commented on comparables provided by the Tenant that they are not recently refurbished with several having kitchen and bathrooms which have not been refurbished for 15+ years.
- g. The Landlord provided details of white goods, window coverings and redecoration works completed at the subject property.
- h. The combi boiler was replaced in 2026.

17. The following comparables were provided by the Landlord:

- a) 37 Nantes Close, £1,750 per month in 2026.
- b) 73 Nantes Close, £1,800 per month in 2026.
- c) 75 Nantes Close, £1,800 per month in 2026.
- d) 77 Nantes Close, £1,800 per month in 2026.
- e) 51 Batholomew Close, £2,050 per month in 2026

The details were provided in table form, and it is not clear if the rental figures are for open market lets or existing tenant rents.

Determination and Valuation

- 18. It is noted by the Tribunal that the Landlord neglected to complete point 3 (*The first rent increase after 11th February 2003 is*) in the Form 4 rent increase notice. However the Tribunal does not consider that this omission invalidates the notice or that the omission is fundamental to the notice.
- 19. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord and Tenant, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,750 pcm. This is the rent we would expect the property to let for in the open market if it was in the same general condition as the comparable properties including having modern kitchens and bathrooms provided by the landlord.

20. From this level of rent, the Tribunal has made adjustments in relation to the following:

- a) Dated floor coverings
- b) Dated kitchen and bathroom
- c) Condition of furniture and mould

The valuation is shown below:

Starting Rent	<u>£1,750</u> pcm
<u>Less</u>	
a) Items given under a) and b) and c above	£150
Market rent	£1,600 pcm

Decision

21. Therefore, the Tribunal determines the market rent at £1,600 per calendar month to take effect from 19 May 2026. This being the date set out in the Landlord's Notice of Increase.

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 of 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.