

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AH/MNR/2026/0390
Property	1 Bishops Court, Radcliffe Road, Croydon, CR0 5QH
Tenant	Juliana Akor
Tenant's Representative	N/A
Landlord	Bishops Croydon Sub 1 Ltd
Landlord's Address	4th Floor Sutherland House, 70-78 West Hendon Broadway, London, NW9 7BT
Landlord's Representative	IC FTT Representation
Date of Application	26 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ms S Beckwith MRICS Mr I Rakhy
Date of Decision	12 August 2026
Rent Determined	£1,600 per calendar month
Date the new rent takes effect	1 June 2026

REASONS FOR THE DECISION

Background

1. On 7 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,950 per calendar month (pcm) in place of the existing rent of £1,525 pcm to take effect from 1 June 2026.
2. On 26 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 Tenant confirmed that the assured tenancy commenced on 1 September 2024. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

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

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. N/A

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. N/A

Inspection/Hearing

8. Neither party requested an oral hearing or inspection. 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

9. The Tenant provided a floor plan of a similar property and photographs.
10. The Property is a ground floor flat in a three storey purpose built block, offering the following accommodation:

Two bedrooms, a kitchen, living room, bathroom and separate WC.

The Property benefits from central heating and double glazed windows. The Landlord provided white goods.

The Property is situated to the east of Croydon town centre. East Croydon station is approximately three quarters of a mile to the west. Lebanon Road and Sandilands tram stops are both approximately a quarter of a mile from the Property.

Evidence

11. The parties completed the relevant MR1 (tenant) and MR2 (landlord) forms. The Tenant did not return the MR3 (tenant's reply) form.

The Tenant

12. The Tenant made the following comments:
 - a) When the managing agents changed in 2024, the frequency of communal cleaning and gardening decreased. There is often rubbish on the grounds and the shrubs outside the Tenant's flat are overgrown, blocking the windows.
13. The Tenant provided a link to previous rent decisions in Bishops Court – these are for registered fair rents.
14. The Tenant provided the following comparables:
 - a) Campbell Road – a furnished two bedroom flat being marketed for £1,550 pcm in May 2026.
 - b) Oakfield Road – a part-furnished two bedroom ground floor flat being marketed in April 2026 at £1,650 pcm.
 - c) Adams Way – a part-furnished two bedroom flat being marketed in February 2026 at £1,650 pcm.
 - d) Werndee Road – an unfurnished two bedroom flat in a converted house being marketed in April 2026 at £1,650 pcm.

- e) Park Hill Rise – a furnished ground floor two bedroom flat with bathroom and one en-suite being marketed at £1,550 pcm in July 2026.
 - f) Tideham Gardens – a part-furnished two bedroom maisonette being marketed at £1,500 pcm.
 - g) Maresfield – a two bedroom flat being marketed at £1,650 pcm in July 2026.
15. The Tenant commented in their MR3 form that the comparables provided by the Landlord are superior, having two bathrooms and being newly refurbished. The Tenant confirmed their opinion that the market rent is £1,600 pcm.

The Landlord

16. The Landlord commented that they deny that the grounds are messy – cleaning is done on a regular basis.
17. The Landlord provided the following comparables:
- a) Addiscombe Road – a two bedroom third floor flat with open plan kitchen/living room, family bathroom and en-suite being marketed in June 2026 at £2,400 pcm.
 - b) Addiscombe Road – a two bedroom first floor flat with open plan kitchen/living room, bathroom and en-suite being marketed in June 2026 at £1,950 pcm. The property is within a gated development

Determination and Valuation

18. The Tenant provided a link to registered rents within the building. These are not appropriate for the Tribunal to rely on for the purpose of this valuation. Registered rents are set under the provisions of the Rent Act 1977 and are subject to the Rent Act (Maximum Fair Rent) Order 1999 and as such are not evidence of open market rents.
19. Comparables a), b), c) and d) provided by the Tenant are over one mile from the Property. The Tribunal places more weight on comparables e), f) and g) which are in closer proximity and appear similar in nature.
20. Whilst geographically relevant to the Property, the Tribunal finds the comparables provided by the Landlord to be of superior specification, including two bathrooms; and in better developments, which have gated parking. We therefore consider the rent achievable on the Property would be lower.
21. Relying on its own expert, general knowledge of rental values in the area, and the information provided by the Landlord and the Tenant, the Tribunal considers

that the market rental of the subject Property would be in the order of £1,600 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 white goods and floor coverings provided by the landlord.

22. The Tribunal does not consider that the cleaning and gardening issues highlighted by the Tenant would impact the rental value of the Property and therefore makes no adjustments.

Decision

23. The Tribunal determines the market rent at £1,600 per calendar month with effect from 1 June 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 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.