

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AY/MRA/2026/0019
Property	Flat 19, Goodwood Mansions, Stockwell Park Walk, London, SW9 0XY
Tenant	Oliver Owen & Matthew Clough
Tenant's Representative	N/A
Landlord	Robert Grandison
Landlord's Address	37a Upper Tulse Hill, London, SW2 2SG
Landlord's Representative	N/A
Date of Application	7 June 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ms S Beckwith MRICS Ms O Awotesu
Date of Decision	13 August 2026
Rent Determined	£1,950 per calendar month
Date of Valuation	8 July 2026
Date the new rent takes effect	8 September 2026

REASONS FOR THE DECISION

Background

1. On 6 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,995 per calendar month (pcm) in place of the existing rent of £1,850 pcm to take effect from 8 July 2026.
2. On 7 June 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 8 July 2025. 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. The Property was provided furnished including two beds, a sofa, two desks and two chairs, two chests of drawers, two wardrobes, bedside table, nest of two wooden tables, an armchair, a coffee table, a foldable dining table and foldable chair.

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

Hearing

8. 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

9. The Tenant provided a floor plan and photographs.
10. The Property is a first floor flat, offering the following accommodation:

Property: two bedrooms (one with balcony), a living room, kitchen and bathroom.

Outside: a shared yard area and garden.

The Property benefits from central heating and double glazing.

The Property is situated in Brixton in south London. Brixton station is approximately 0.3 miles to the south.

Evidence

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

The Tenant

12. The Tenant made the following comments:
 - a) The double glazing has condensation between the panes.
 - b) The lino and wood flooring is worn and poorly fitted.
 - c) Some of the furniture provided is old and/or partially broken.
13. The Tenant provided links to comparables on Rightmove. Not all were accessible. The tribunal was able to view the following:
 - a) Brixton Road – a furnished fifteenth floor two bedroom flat with open plan living room/kitchen being marketed at £1,850 pcm.
 - b) Penrose Street – a furnished first floor two bedroom flat with open plan living room/kitchen and balcony being marketed at £1,750 pcm.

- c) Poynders Gardens – a two bedroom fourth floor flat with separate kitchen and living room available furnished or unfurnished being marketed for £1,800 pcm.
- d) Brixton Road – a part furnished two bedroom flat with open plan living room/kitchen above commercial units being marketed at £1,850 pcm.
- e) Wandsworth Road – a part furnished second floor two bedroom flat with separate kitchen and living room being marketed for £1,950 pcm. The development has access to communal gardens.

14. The Tenant confirmed their opinion that the market rent is £1,850 pcm.

The Landlord

15. The Landlord made the following comments:

- a) The Landlord confirmed that the Tenant has not reported any broken furniture.

16. The following comparables were provided by the Landlord:

- a) Goodwood Mansions – an unfurnished two bedroom third floor flat in the same building on the market for £2,000 pcm and shown as let agreed.
- b) Ferndale Road – a furnished first floor two bedroom flat on the market for £2,500 pcm.
- c) Stansfield Road – a furnished first floor two bedroom first floor flat on the market for £2,250 pcm shown as let agreed.
- d) Northgate Court – an unfurnished two bedroom flat on the market for £2,100 pcm.

17. The Landlord commented that the comparables provided by the Tenant were no longer available and/or were in less desirable locations than the Property.

Determination and Valuation

18. Comparables b), c) and e) provided by the Tenant were over a mile from the Property. The Tribunal prefers the other evidence presented which is in closer proximity to the Property.

19. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord and the Tenant, the Tribunal considers that the market rent of the subject Property would be in the order of £2,000 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the

comparable properties including having white goods and furniture provided by the Landlord.

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

a) Condition of the Property and furniture evidenced by the Tenant's photographs.

21. The full valuation is shown below:

Starting Rent		£2,000 pcm
<i>Less</i>		
Condition	) approx. 2.5%	£50
Open-Market Rent		£1,950 pcm

Decision

22. The Tribunal determines the new rent amount at £1,950 per calendar month with effect from 8 September 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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 (rule 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.