



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference	:	LON/00AW/MRA/2026/0076
Property	:	Flat 51 St. Georges Court 42-47 Gloucester Road London SW7 4RA
Applicant	:	Martin McLeish Michael McLeish (Tenants)
Representative	:	None
Respondent	:	Pegasi Ltd. (Landlord)
Representative	:	Pegasi Management Company Ltd. (Agent)
Date of Application	:	6 July 2026
Type of Application	:	Determination of a Market Rent sections 13 &14 Housing Act 1988
Tribunal Members	:	N. Martindale FRICS M. Lynch
Date of Decision	:	7 August 2026
Rent Determined	:	£750 per week
Date of new rent start	:	17 August 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 19 June 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1000 per week in place of the passing rent of £873 pw, to take effect from 17 August 2026.

2 At a date, prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.

3 The assured tenancy is now periodic calendar monthly.

Allocation of Repairs between Landlord and Tenant

4 As per S.11 Landlord and tenant Act 1985.

Landlord's Service Charges and Furniture provided and costs.

5 Furniture included: Bed, sofa, wardrobe, bedside tables, dining table & chairs, armchair, coffee table, pictures. The landlord provided the usual white goods in the kitchen and where required, the floor coverings.

Liability for Council Tax

6 Tenant.

Other relevant terms of tenancy

7 None

Inspection and Hearing

8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and any photographic representations received and from its own knowledge and specialist expertise.

Property

9 There was no inspection. The Property is located within an established purpose built residential block from the late Victorian period in RB Kensington and Chelsea. The Property is at basement level with a reported floor area of 63 m2 (Public Domain EPC also describing it as ground floor). The Property has a bedroom, bathroom/wc, kitchen and living room. There are communal gardens maintained by the landlord. There is Building wifi, 24/7 porter service and waste collection for recycling services from the landlord available at the flat and included in the rent. Such provision suggests that 'serviced accommodation', is available elsewhere in the Building.

10 The Property is located in a large Building of St Georges Court containing a variety of different sized residential accommodation as purpose built flats. They are located above or behind a long terrace of commercial retail premises on the ground level. The main entrance to

the Building is from the street level near the centre of that retail terrace. There are a private communal gardens, including a 'barbecue area' for group entertainment, to the rear. (Google Streetview August 2025). There are on street parking restrictions.

- 11 The Building is of traditional ornate brickwork in good condition only in external appearance. The main roof over is largely hidden at ground level but incorporates flats within a metal finished mansard arrangement on the (top) third floor level. Window glass appears to be single glazed and there is gas fired central heating.

Evidence

- 12 The Tribunal received completed Form MR1 dated 6 July 2026 and then later Rents MR1b/MR3 from the tenant. Separately the Tribunal received the landlords form MR1a/MR2. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

- 13 The tenant did not contest the form or content of the landlords S.13 Notice but, did contest the new rent. In their form the tenant stated that the passing rent was £3,783 but, the period for that rent was not referenced. Later the rent was referenced as being £783 pw. Neither appeared to be correct. The passing rent was later found by the Tribunal to be £873 pw as referenced by the landlord.
- 14 The tenant felt that the rent should be £675 pw. The tenant provided details of 16No. residential flats said to be in the neighbourhood. Rents sought ranged from about £460 pw to £800 pw. All appeared to be one bedroom flats. However the Tenants made no comparison through tabulation of locations, and relative offerings for the Tribunal. There was no analysis nor application of those findings to the Property for the Tribunal's reference.

Landlord

- 15 The Tribunal received brief details about a recent letting of flat No.50 of similar size in the Building, at £1200 pw (Public Domain EPC floor area given as 75m²) of and an existing letting of flat No.52 at £970 pw for No.52 (EPC floor area of 52m²). The landlord also provided details of three other flats on the market to let: July 2026, Old Brompton Road £1154 pw for 61m²; Cranley Place, £1039 pw for 54m². and Gloucester Road £1200 pw for 49m². The locations features and services were not tabulated nor was there any comparison nor any analysis applied to the Property for use by the Tribunal of these additional properties.

Law

- 16 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably

be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Valuation

- 17 From the Tribunal's own general knowledge of market rent levels RB Kensington & Chelsea for a Property of this type, prices vary widely, highly dependent on location, on size features and services available at each flat and in each Building of which they form part. The Tribunal appreciates the comparable materials provided by both parties, the greater number (some 16No.) from the tenant, but takes an overall view of much of it and ascribes an average of some £625 pw for similar sized high quality residential accommodation nearby. It also adds in an additional sum of £125 in the rental figure to reflect the additional services provided at the Property. The total market rent for the whole package is therefore £750/m2. For this Property in particular the Tribunal determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £750 pw, fully fitted and in good order, with the additional services referenced, included.
- 18 The Tribunal found that there was no reason at the Property to make any end allowance from this figure on account of condition. The Tribunal therefore determines the new market rent at £750 pw.

Undue Hardship

- 19 At most the effective start date for the new rent would be delayed to the date of the decision by up to two months starting at the next rental period date, following. Allowance for hardship from this increase in the rent was not sought by the tenant in their application. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

- 20 The starting date of the new rent of £750 pw inclusive to be levied is from and including 17 August 2026.
- 21 **Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure. Otherwise any further reduction in this figure on what is levied, is a matter between the parties, only.**

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).