

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/OOAH/MNR/2026/0435
Property	Flat 41 Bishops Court, Radcliffe Road, Croydon, CRO 5QH
Tenant	Lavinia Robinson
Tenant's Representative	None
Landlord	Bishops Croydon Sub 2 Ltd c/o Freshview Estates Ltd
Landlord's Address	4th Floor Sutherland House 70-78 West Hendon Broadway, London, NW9 7BT
Landlord's Representative	None
Date of Application	28 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Mr W Gibbs
Date of Decision	12August 2026
Rent Determined	£1,700 per calendar month
Date the new rent takes effect	1 June 2026.

REASONS FOR THE DECISION

Background

1. On 14 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 £1,550 per month to take effect from 1 June 2026. This being an increase of £400 per month.
2. On 28 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. It is stated that the assured tenancy commenced on the 25 September 2024. However, the Tribunal were not presented with a copy of the tenancy agreement to confirm the terms. The Tenant states that she was not provided with a copy of the agreement and the Landlord confirms the property was acquired in September 2025.

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:

5. The property was let unfurnished
6. No service charges payable by Tenant.

Liability for Council Tax

7. 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.

8. It is assumed; there are none.

Inspection/Hearing

9. The parties did not request a hearing or inspection.
10. The Tribunal has therefore, considered this case on the basis of the submissions made by the parties, Rightmove, and its own knowledge and specialist expertise.

The Property

11. The property is a purpose built second floor flat forming part of a three storey block built around 1970 with communal access arrangements. The accommodation comprises, two bedrooms, living room, kitchen, bathroom and lavatory. The flat has an EPC Rating of C which is above average and a stated floor area of 71m². The property has gas central heating, double glazed windows, white goods and flooring coverings.

Outside: The property has brick and tile hung elevations under a pitched and tiled roof. There is non allocated parking area and communal gardens

The property is situated close to local amenities and East Croydon station.

Evidence

12. The parties completed Rent Appeal Statements together with photographs, floor plan and comparable evidence of recent lettings in the area.

The Tenant.

13. In the written evidence the Tenant made the following comments:
 - a) The Tenant produced comparable evidence ranging from £1,500-£1,550 per month
 - b) There was a previous leak to a radiator which has caused staining.
 - c) The entrance door requires attention
 - d) Based on this evidence, the tenant is of the opinion a realistic current rental value would be £1,600 pcm

The Landlord.

14. The Landlord provided the following evidence.

- a) The landlord provided comparable evidence of a single flat at a rental value of £1,950 pcm which fully supported the proposed increase. The Tribunal noted this was a superior flat in a gated development with en-suite shower room and allocated parking.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the Croydon area together with the comparable evidence provided by the parties the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £1,700 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord.
16. The Tribunal has made no adjustments in relation to the condition of the property.

Market rent

£1,700 pcm

Decision

17. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.
18. The Tenant provided evidence of hardship. She is a single mother and is reliant on Housing Support and Universal Credit. The Tenant asked the Tribunal to delay any increase. The Tribunal accepts that a substantial increase taking effect from the date in the Landlord's Notice would cause the Tenant undue hardship. However, the Tribunal's decision determines a rent increase of £150 per month. Based on the limited information provided by the Tenant in this matter and the level of increase, the Tribunal is of the opinion undue hardship has not been demonstrated.
19. Therefore, the Tribunal determines the market rent at **£1,700 per calendar month** with effect from the **1 June 2026** being the date of the Landlord's notice.

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.