

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AG/MRA/2026/0061
Property	63 Sheringham, St Johns Wood Park, London, Greater London, NW8 6RB,
Tenant	Dua Ruchi
Tenant's Representative	In person
Landlord	D.W.S Agency Inc
Landlord's Address	Lc Abelheim, Building B 2nd Floor Nautica Offices, Black River, Mauritius
Landlord's Representative	Knight Frank
Date of Application	30 June 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr A Harris LLM FRICS Mr A Spielman
Date of Decision	13 August 2026
Rent Determined	£633.75 per week
Date the new rent takes effect	10 September 2026

REASONS FOR THE DECISION

Background

1. On 19 May 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £669.23 per per week (pw) in place of the existing rent of £554.06 pw to take effect from 10 August 2026.
2. On 30 June 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 10 June 2021 for a term of 24 months. The rent was calculated as a weekly sum but the rental period is monthly on the 10th of the month.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.
5. The flat is furnished

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.

Inspection/Hearing

7. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.
8. The Tribunal did not inspect.

The Property

9. The Property is a 6th floor flat, offering the following accommodation:

Reception room, 2 bedrooms, kitchen, bathroom/wc and separate wc.

The Property is situated in Swiss Cottage.

Evidence

The parties completed the relevant MR1 (tenant) and MR2 (landlord). There is no MR3 (tenant's reply).

The Tenant.

10. The Tenant made the following comments:

- a) There are problem with some of the furniture and a wardrobe door. No comparables were provided.

The Landlord

11. The Landlord fully refurbished the flat prior to the tenancy. No comparables were provided.

Determination and Valuation

12. In the absence of comparables provided by the parties the Tribunal relied on its own expert, general knowledge of rental values in the area. The Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £650.00 pw. This is the rent we would expect the property to let for in the open market in the condition the market would expect.

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

- a) Condition of furniture and fittings

The full valuation is shown below:

		PW
AST Market rent		£ 650.00
less condition/terms	2.5%	<u>-£ 16.25</u>
		£ 633.75

Market rent

£633.75 pw

Decision

14. Therefore, the Tribunal determines the market rent at £633.75 per week (£2746.25 per calendar month) with effect from 10 September 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.