



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

Case Reference	:	LON/00AY/MRA/2026/0074
Property	:	66c Hackford Road London SW9 0RG
Applicant	:	Paul Cowperthwaite Connor Mottram (Tenants)
Representative	:	None
Respondent	:	Kristian Bradshaw (Landlord)
Representative	:	Davis & Gibb (Agent)
Date of Application	:	30 June 2026
Type of Application	:	Determination of a Market Rent sections 13 & 14 Housing Act 1988
Tribunal Members	:	N. Martindale FRICS S. Greer
Date of Decision	:	18 August 2026
Rent Determined	:	£2200 per calendar month
Date of new rent start	:	1 September 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice FORM 4A, dated 1 May 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £2200 per

calendar month in replacing a passing rent of £2050 pcm, with effect from 1 July 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: wardrobe, chest of drawers, bed frame, mattress, shelving unit, sofa x2, rocking chair, table, dining chairs and in the kitchen – fridge, washing machine. Gas hob and oven are fitted. The floors came with a variety of coverings - carpets, lino, tiles.

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 within a terrace of former houses, each Building, on 3 levels, built in the 1890's. Some have been subdivided into flats, as here. The Property on the top/ second floor, has two bedrooms, living room, rear kitchen/diner, bathroom/ wc. There is a shared front yard and rear garden.

10 The Property is located in a road of similar small late former Victorian housing. It is an established residential area near Stockwell. (Google Streetview April 2025). There are on street parking restrictions and no off street parking at the Property.

11 The Property is of traditional brick rendered and white washed at all levels in fair to good condition, in external appearance. The main roof

over is a simple double pitched tiled roof with a dormer bonnet to the front. Window glass is double glazed in plastic frames to the bedrooms, single glazed in timber frames to the other rooms. There is gas fired central space and water heating.

Evidence

- 12 The Tribunal received completed Form MR1 on 30 June 2026 with the landlord notice in Form 4a. Later the reply Form MR2 came from the landlord both providing some background to the Property and the letting. The tenant replied through Form MR3. 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 landlord's S.13 Notice but, did contest the new rent. The tenants felt that the rent should remain at £2050 pcm but, was initially unable to cite any market evidence to support this figure. The tenants did not dispute that there was a general rise in the market but cited a list of repairs and defects at the flat which kept the rent the same. The tenants included some 45No. separate photographs showing minor disrepairs to the Property which they implied had not been dealt with promptly, if at all. These included mould spots, broken intercom, patchy decorations from condensation or penetrating damp, defective beading to wall openings, floor trims, single glazing in partly rotted wood frames, mice infestation. Most photographs were unlabelled, their location in the flat unknown.
- 14 The tenants' Form MR3 did later refer to other properties but, only via electronic links. The Tribunal does not look up links provided but, requires the documents to be supplied in the party's bundle; they were not.

Landlord

- 15 The landlord's agent expressed the view that the Property was worth £2200 pcm. They had limited the increase to £2200 pcm as a reflection of taking a reasonable approach to the market rises which locally showed higher rents than passing. Their agent referred to Cleveland Mansions Mowell St. 2 bedrooms at £2300 pcm June 2026; Brixton Road 2 bedrooms at £2200 pcm April 2026 over a shop; Handforth Road 2 bedrooms at £2300 pcm February 2026.
- 16 The landlord contested that many of the repairs were still outstanding at the valuation date, the date of the Decision. The mice had been dealt with to the extent that any Building of this type can be, when formed of converted units with a range of tenants with interconnected walls ceilings and service runs. The intercom had been substituted by a

doorbell camera installed, with permission. The landlord maintained the proposed rent was reasonable, reflecting location and condition.

Law

- 17 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

- 18 From the Tribunal's own general knowledge of market rent levels in LB Lambeth for a Property of this type prices ranged between £2300 and 2750 pcm, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £2350 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market if it was in the same condition as comparable properties including landlord's white goods and floor coverings in the Property.
- 19 The Tribunal found that there the lack of complete double glazing throughout remained and made a small end allowance of £150 pcm to reflect this deficiency. All of the other items of disrepair were either historic or too minor to affect the rent. The Tribunal therefore determines the new market rent at £2200 pcm.

Undue Hardship

- 20 At most, the start date for the new rent could be delayed by a Tribunal by up to 2 months, effective from the beginning of the next rent period following, if undue hardship were shown by the tenant. It does not affect the market rent level itself. Allowance for hardship from this increase in the rent was sought by the tenant in their application but the details provided were insufficient to show "undue" hardship and thus any delay to the start date. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

- 21 The new rent of £2200 pcm is to be levied from and including the start date of the next rent period falling due, after 18 August 2026, which is 1 September 2026.
- 22 **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.

Chairman N Martindale FRICS

Date 18 August 2026

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).