FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00BD/MRA/2026/0052**
Property	**:**	**Flat 32 Carmichael Court Grove Road London SW13 0HA**
Applicant	**:**	**Guy Stow Rebecca Slade (Tenants)**
Representative	**:**	**None**
Respondent	**:**	**Marie Ainsby (Landlord)**
Representative	**:**	**Carter Jonas (Agent)**
Date of Application	**:**	**25 June 2026**
Type of Application	**:**	**Determination of a Market Rent sections 13 &14 Housing Act 1988**
Tribunal Members	**:**	**N. Martindale FRICS S. Dhanani**
Date of Decision	**:**	**20 August 2026**
Rent Determined	**:**	**£1900 per calendar month**
Date of new rent start	**:**	**24 August 2026**

REASONS FOR DECISION

Background

1 A landlord's notice dated 24 May 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £2075 pcm in place of the passing rent of £1995 pcm, to take effect from 24 July 2026.

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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 No separate service charge. No furniture. No carpets or floor coverings. Landlord provided the usual white goods in the kitchen.

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 dating from the 1920's in RB Richmond. The Property is a maisonette, entrance at ground level and first floor above. The Property has first floor - two bedrooms, bathroom/wc, ground floor - kitchen and living room. There are communal gardens maintained by the Building's, Head landlord.

10 The Property is located in a large Building – Carmichael Court. It has residential accommodation on 4 levels (and part at 5) mainly arranged as 'stacked' maisonettes. Entrances to individual properties are from ground and second floor levels served by internal stairways, hallways and by external staircases and walkways. They are located near the centre of Barnes and the River Thames. The Building is surrounded by similar low rise purpose built blocks of flats 3 to 4 storeys in height from the 1950's and older houses from the late Victorian period. (Google Streetview September 2022). There are on street parking restrictions.

11 The Building exterior is of brickwork in good appearance. The main roof over is largely hidden at ground level but incorporates flats within a vertical hung tiled and metal finished mansard arrangement on the (top) fourth floor. Window glass appears to be double glazed and there is gas fired central space and water heating.

Evidence

12 The Tribunal received completed Form MR1 dated 25 June 2026. The landlord responded by MR2 and the tenant replied by 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 landlords S.13 Notice but, did contest the new rent. In their form the tenant stated that the passing rent was £1995 pcm. The tenant felt that the rent should be £1800 pcm. The tenant said that flats in the same block were either still to let or had only just let at a rent of £1850 pcm for essentially an identical 2 bedroom flat and provided some undated material.

14 The rent for the Property was said to already be high for similar properties in the neighbourhood. However the Tenants drew attention to a persistent and significant roof leak starting September 2025 and continuing as at June 2026. This depressed the attractiveness of the Property to £1800 pcm. The tenants included some photographs that showed some damage to paint finishes to ceiling and wall.

Landlord

15 The Tribunal received the MR2. They accepted that there had been and were ongoing roof leaks to the extent that the tenant outlined. The landlord was doing all that was possible but the remedy lay with the head landlord of the Building and it was not in their hands to control directly.

16 The landlord referred to other similar flats including another in Sussex Court also in Grove Road, let at £2000 pcm recently. The landlord provided links to others but, the Tribunal does not search links posted in a bundle and relies on parties to present it in full.

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 RB Richmond 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. For this Property in particular, the Tribunal determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £2000 pcm, fully fitted and in good order.

19 The Tribunal did find that there was persistent moderate nuisance arising from a longstanding roof leak that affected and was expected to continue to affect the tenants' enjoyment of their Property in the near future. This would slightly diminish rental value. Accordingly it found that an end allowance of £100 pcm should be made to reflect this. The Tribunal therefore determines the new market rent at £1,900 pcm.

Undue Hardship

20 At most, the effective start date for the new rent would be delayed to the date of the decision as the Notice and application predates the changes made by the Renters Rights Act 2025. Allowance for hardship from this increase in the rent was however 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

21 The starting date of the new rent of £1,900 pcm to be levied, is from and including the next rental period start date, after this Decision. Here it would be 24 August 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 20 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).