FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	**LON/00AH/MNR/2026/0368**
Property	:	**27 Bishops Court** **Radcliffe Road** **Croydon CRO 5QH**
Applicant	:	**Salvatore Alibrand (Tenant)**
Representative	:	**None**
Respondent	:	**Bishops Croydon Sub 2 Ltd. (Landlord)**
Representative	:	**Freshview Estates Ltd. (Agent)**
Date of Application	:	**19 May 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	:	**1 June 2026**

REASONS FOR DECISION

Background

1 A landlord's notice dated 14 April 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1950 per calendar month in place of the passing rent of £1600 pcm to take effect from 1 June 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 Furniture included: Table, 2 chairs, double bed. There were floor coverings to bedrooms, wood finishes to the remainder. White goods.

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 a first floor flat in a purpose built Building, a block of flats constructed in the 1960's on 3 levels. The Property has two bedrooms, living room, kitchen, bathroom wc, ensuite shower room wc, small balcony. Access is from the communal gardens from a service road set back from the busy main road A232, Red Route.

10 The Building is one of several large purpose built blocks of flats in this road of a similar age, height and character. There appears to be some on street parking, restrictions to side roads and some off street parking at the Building. (Google Streetview July 2025).

11 The Building is of traditional brick fair faced external appearance. The main roof over the Building appears to be double pitched, single lap tiled. Window glazing appears to be double glazed with gas fired water and space heating.

Evidence

12 The Tribunal received completed Forms MR1 and MR3 from the tenant along with about 6 photographs, mainly of the interior. Form MR2 from the landlord was also received. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

13 The tenant contested the form or content of the landlords S.13 Notice and contested the new rent. The tenant referred to a new rent period beginning on the 1st of each month, whereas the former landlord had granted the lease to run from 26 May 2024. The tenant regarded the notice as referring to the wrong date, the 1st not the 26th.

14 The Property was in fair condition apart from a little mould growth to bathroom and kitchen ceilings, presumably from condensation rather than penetrating damp. Powered vents were visible in each room. The tenant contested the comparables of the landlord. That they were for more modern flats with better balconies. They took the view that the flat was worth £1750 pcm. They did not cite comparables.

Landlord

15 The Tribunal received Form MR2. The landlord stated that unless a renewal lease been signed then their Form 4 notice of rent increase was invalid. They stated that only the court could determine validity of their notice. They did not provide a copy of any renewal lease if any existed. They did not withdraw their Form 4 notice of rent increase. They did not state that they would refer the validity question to court. They referred to another Tribunal Decision but, declined provide a copy of same for the Tribunal's use or explain why it might be relevant.

16 They provided basic details on two local properties to let nearby both built post 2000, both considerably newer than the Property: Including Addiscombe Road £2400 pcm for a 2 bedroom 2 bathroom flat and another in the same road with the same accommodation but smaller, at £1950 pcm.

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.

Validity

18 The tenant queried the validity of the Notice. The tenant did not confirm if they had referred the issue of validity to the court to determine (as it was served prior to 1 May 2026 and arguably falls outwith the Tribunal's jurisdiction). The tenant referred to the existing tenancy (now statutory periodic) starting 26 May 2024 running on from 25 May 2025 and provided a copy of same (as issued by the predecessor landlord – Grainger). That lease provides for the rent periods – when the rent falls due - to be the 1st of each month. The current notice does not seek to change that: It proposes a new rent be paid from the 1st once again. The Tribunal sees no difficulty with the notice.

Valuation

19 From the Tribunal's own general knowledge of market rent levels in LB Croydon for a Property of this type, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £1800 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 carpets in the Property and communal areas.

20 The Property had not experienced any significant defects or shortcomings sufficient to require an end allowance on this starting figure, and therefore determines the new market rent at £1800 pcm.

Undue Hardship

21 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

22 The starting date of the new rent of £1800 pcm inclusive to be levied is from and including 1 June 2026.

23 **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.**

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).