

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BK/MNR/2026/0079
Property	36 Turner House, St John's Wood Terrace, London NW8 6LN
Tenant	Mr Tai Shing Lui
Tenant's Representative	n/a
Landlord	Venuesort Limited
Landlord's Address	55 Broughton Avenue, London N3 3EN
Landlord's Representative	n/a
Date of Application	9 January 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mrs S Phillips MRICS
Date of Decision	25 August 2026
Rent Determined	£2,496.00 per calendar month (pcm)
Date the new rent takes effect	12 January 2026

REASONS FOR THE DECISION

Background

1. On 11 December 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,550 per calendar month (pcm) in place of the existing rent of £2,000 pcm to take effect from 12 January 2026.
2. On 9 January 2026 the Tenant made an application 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. This initial application was not fully compliant. The Tribunal invited the Applicant to make a compliant application which was done so on 20 April 2026.
3. The assured tenancy commenced approximately 18 years ago for a term of 12 months. The rental period is monthly.

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 (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. No details of any furniture provided by the Landlord has been provided and no separate service charge is payable by the Tenant to the Landlord.

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. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

8. The Property is a two bedroom flat located on the fifth floor of Turner House, offering the following accommodation:

Two bedrooms, a living room, WC room, bathroom and kitchen.

Outside: The Tenant has a balcony and access to a communal garden as well as an a small external storage area.

The Property benefits from double glazing and central heating.

The Property is situated in the St. John Woods area of London and approximately 0.4 miles from St John Woods underground station.

Evidence

9. The Landlord returned the Tribunal's Reply forms but nothing was received from the Tenant other than their original application with supporting photographs.

The Tenant.

10. The Tenant made the following comments:

- a) Photograph of what appears to be water damage on a ceiling.
- b) Photograph of what appears to be water ingress near a window.
- c) Photograph of an old and peeling toilet system.
- d) Photograph of peeling paint on a small area of a wall.
- e) Photograph showing a missing floor strip between a tiled floor area and laminate floor area.

11. In terms of rental evidence, the Tenant did not provide any evidence.

The Landlord

12. The Landlord made the following comments:

- a) Provided the agreement / work schedule dated 21 May 2022 setting out the works that were undertaken to the Property. This included redecorating the whole Property, replacement of the kitchen, re-tiling of the WC room, re-enamelling of the bath and replacing other key parts of the bathroom.

- b) The flood damage in bedroom 2 and decoration marks on ceiling of living room are due to defects that require remediation by Westminster Council which are pending repairs.

13. The following comparables were provided by the Landlord:

- a) Listing a 2 bedroom flat in the same building from 2025 stating a rental price of £2,600 pcm.

Determination and Valuation

14. The Tribunal considers the comparable provided by the Landlord as demonstrative of the market value of the Property given its location and similar nature of the subject Property.

15. Relying on its own expert, general knowledge of rental values in the area, and the comparable provided by the Landlord, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £2,600 pcm. This is the rent we would expect the property to let for in the open market if it was in the same general condition as the comparable properties.

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

- a) Outstanding works required by Westminster Council.
- b) Peeling of the toilet cistern.

The full valuation is shown below:

Starting Rent		<u>£2,600</u> pcm
<u>Less</u>		
a) Items given under a) above	3%	
b) Items given under b) above	1%	<u>£104</u>
Market rent		£2,496 pcm

Undue hardship

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 did not submit any application or evidence stating undue hardship would be experienced.
19. For this reason the Tribunal considers that for the increase to take effect from the date in the Landlord's Notice would not cause undue hardship and accordingly sets the starting date for the new rent as 12 January 2026.

Decision

20. Therefore, the Tribunal determines the market rent at £2,496 per calendar month with effect from 12 January 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.